



## Harpurhey – Unit 11 North Point Shopping Centre

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Contact us on:  
**0161 431 0660**

### Location

Harpurhey is located 3 miles to the north of Manchester City Centre, on the A664 which links directly to Junction 20 of the M60.

North Point Shopping Centre is the principle shopping centre in Harpurhey and is anchored by a large **Asda** foodstore. Other retailers in the scheme include **Wilko**, **Poundland**, **Gala Bingo**, **Iceland** in addition to **North Point Leisure Centre**. The scheme also benefits from a **McDonalds** and **KFC** drive thru which fronts onto a free 500 space shoppers car park.

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### Car Parking

Free 500 space shoppers car park.

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### Accommodation

The premises are arranged over ground floor only, providing the following approximate dimensions and floor areas:

Internal Width:	6.262m	20'6
Shop Depth:	17.59m	57'9
Ground Floor:	98.28 sq m	1,058 sq ft

## Lease

The premises are available on a new FRI lease for a term to be agreed.

## Energy Performance Certificate

An EPC is available upon request.

## Rent & Review

£28,500 pax

## Business Rates

The Valuation Office have confirmed the premises have been assessed for rates, as follows:

Rateable Value (2017): £20,500

Rates Payable (18/19): £10,107 pa

## Service Charge

£3,086 per annum.

## Viewing

Strictly by arrangement via Hynes Illingworth:

A: Andrew Hynes

T: 0161 431 0660 / 07826 551 503

E: [andrew@hynesillingworth.com](mailto:andrew@hynesillingworth.com)

Hynes Illingworth  
Carvers Warehouse  
77 Dale Street  
Manchester  
M1 2HG

0161 431 0660  
[info@hynesillingworth.com](mailto:info@hynesillingworth.com)  
[hynesillingworth.com](http://hynesillingworth.com)