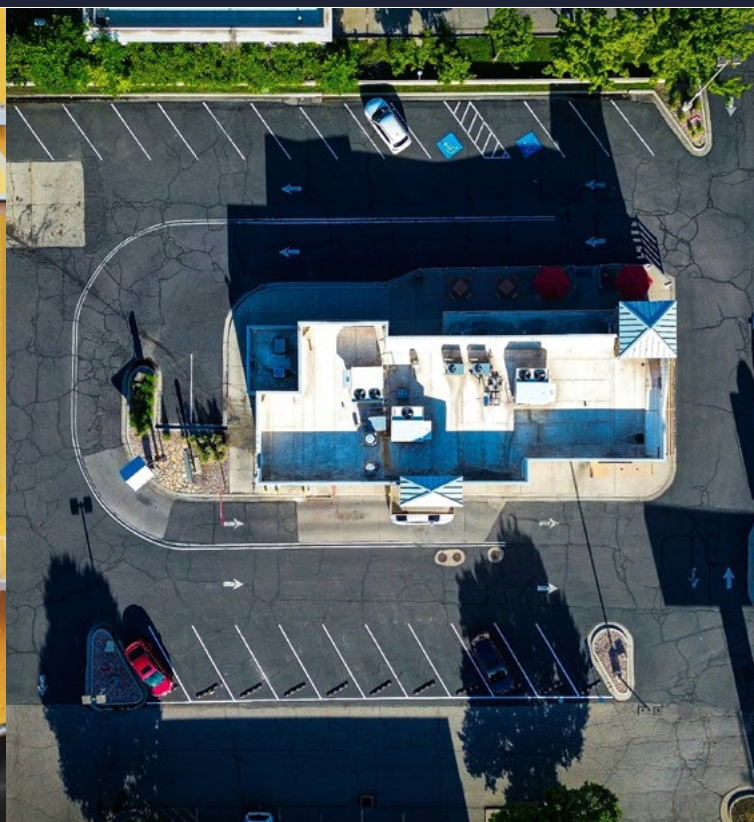




# KIOSK • FOOD TRUCKS • COMMERCIALISATION OPPORTUNITIES

**TO LET** 100 sq.ft – 4,500 sq.ft



**BETFRED**



**COSTA**

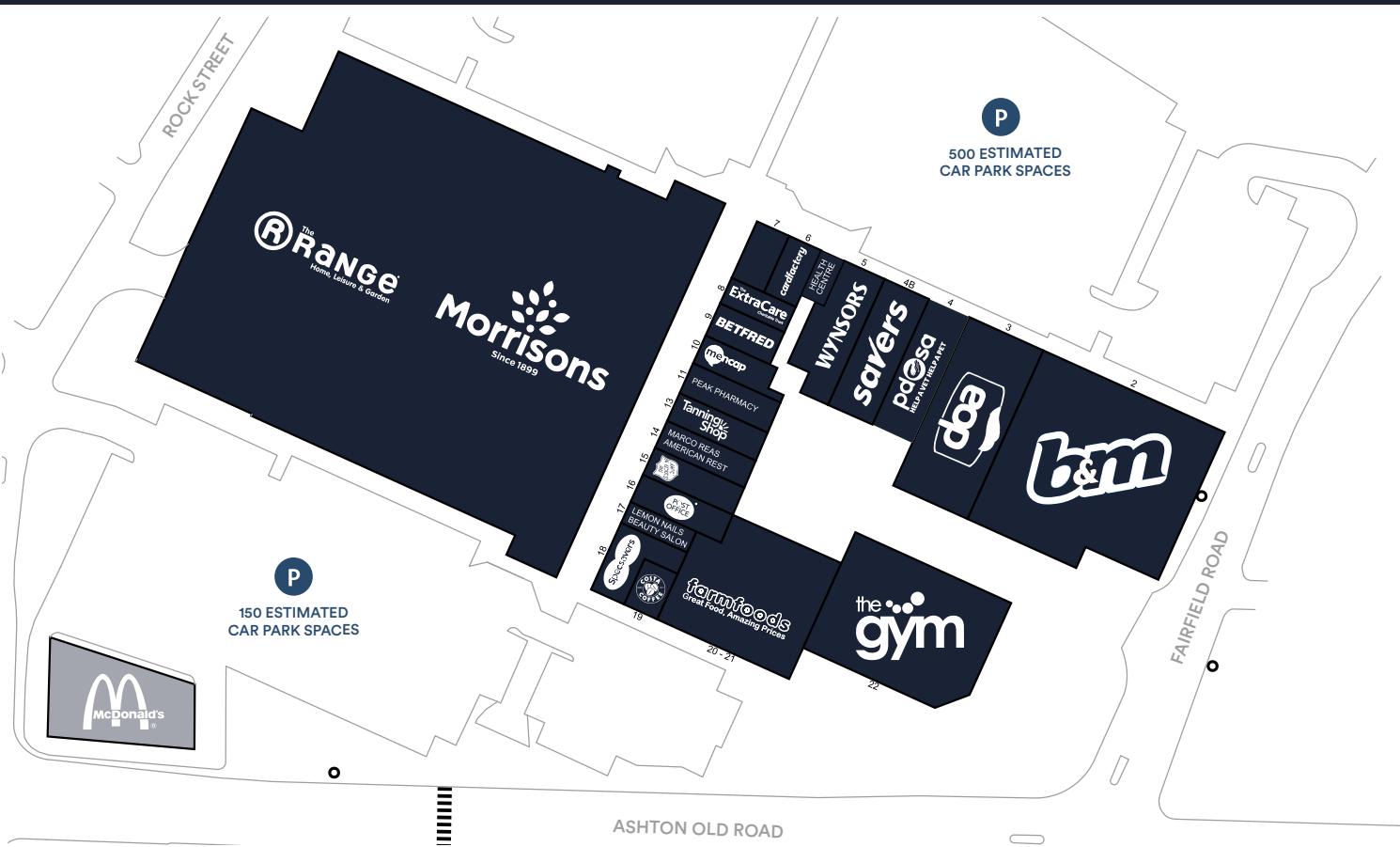
**Card Factory**



**savers**



Ashton Old Road, Openshaw, Manchester, M11 1DA



**M PARK LIME SQUARE IS  
A SHOPPING DESTINATION WHICH  
IS HELPING TO PUT THE HEART BACK  
INTO OPENSHAW**

Anchored by a  
**Morrisons**  
superstore

**Excellent**  
Transport links  
10 mins to M60  
15 mins to central Manchester

Total Development  
**156,000** sq.ft  
(14,493 SQ.M)

## DESCRIPTION

Kiosk, food truck and commercialisation opportunities available now. Benefit from strong shopper footfall, high visibility and a vibrant retail environment that helps businesses connect directly with shoppers.

M Park Lime Square is located in Openshaw, Manchester. With various national tenants ranging from B&M, Savers and The Gym, to Costa Coffee and Greggs, the estate is a vibrant mix of retail, food and leisure for the community. Lime Square is anchored by an **80,000 sq.ft** Morrisons superstore.

- Family focused neighbourhood
- Open air shopping environment
- Large retail units with prominent frontage
- Our car parks provide 696 FREE parking spaces
- EV charger in the car park available

## RENT

£10,000 + VAT upwards.

## SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## SERVICES

The units have electricity and water connected.

## ENERGY PERFORMANCE

Further information available on request.

## PLANNING

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.





  
Sat Nav  
**M11 1DA**

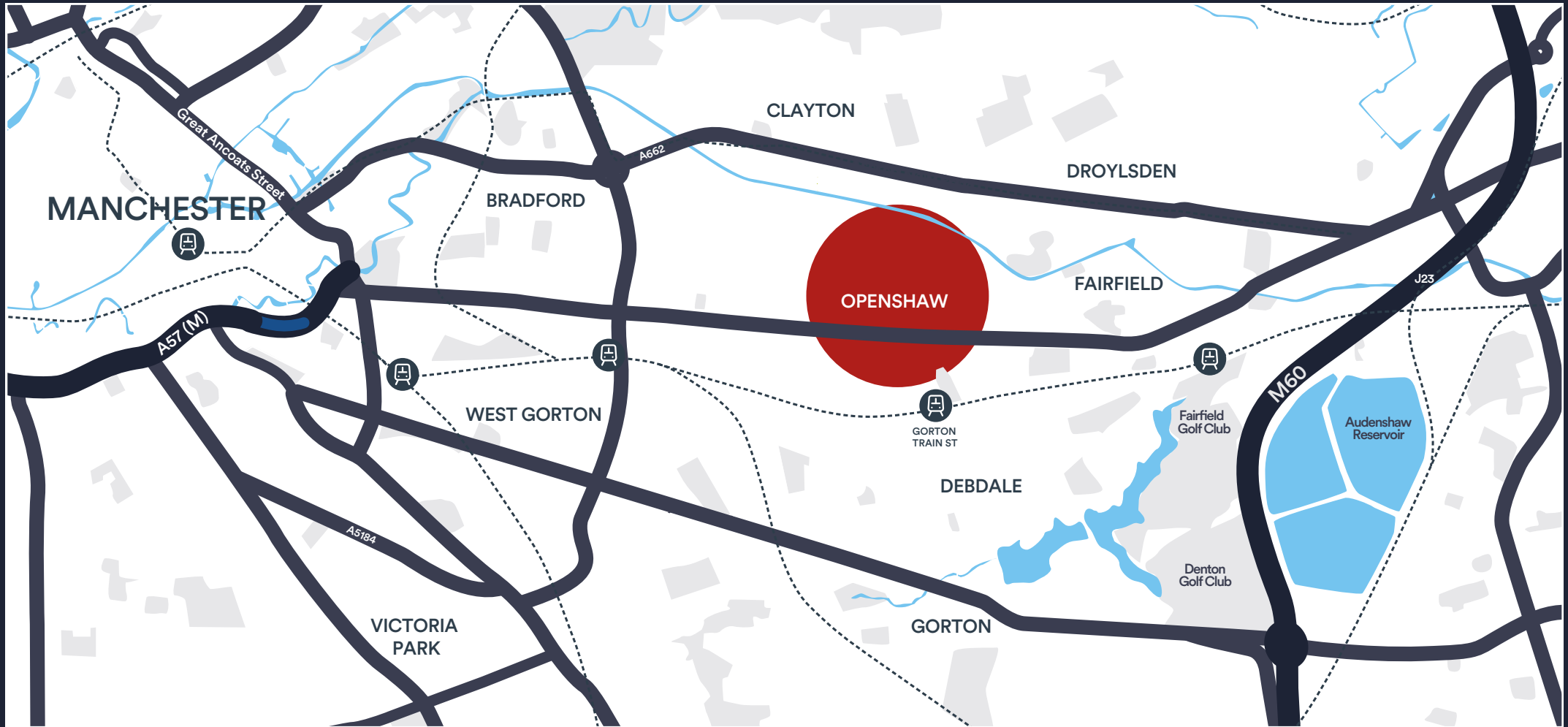
  
**c.119 million**  
visitors per annum  
to Manchester

  
**110,000**  
people in primary  
catchment area

  
**696**  
Parking spaces

  
**156,000 sq.ft**  
(14,493 sq.m)





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**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholdingprofessional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

Owned and managed by



**Kristien Neve** 07778 140729  
[KNeve@lcpproperties.co.uk](mailto:KNeve@lcpproperties.co.uk)