

TO LET



RogerHannah



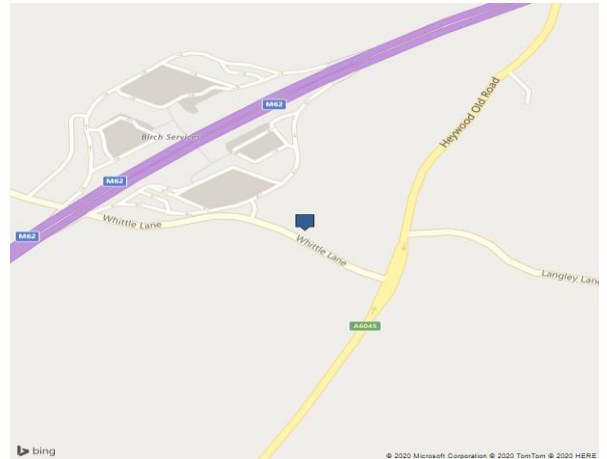
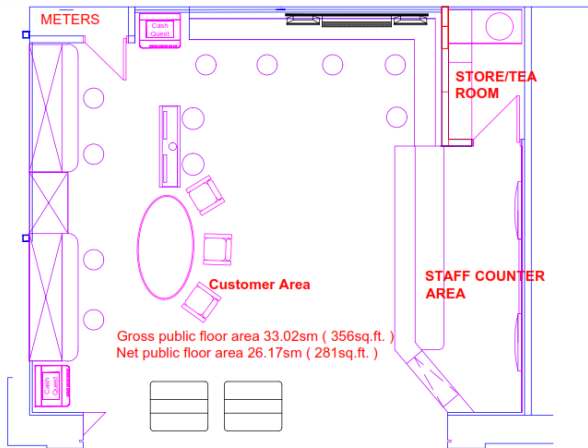
Unit 4 Birch Services, Whittle Lane, Heywood, Lancashire, OL10 2RB

Service station retail unit

498 Sq Ft (46.26 Sq M)

- Open Plan Layout
- Modern Fit Out
- Flexible lease terms
- Eastbound services





Location

Birch Service station is a motorway service station located on the M62 motorway between Junction 18 (M60) and Junction 19 Heywood, close to Rochdale and Bury

Description

Ground floor retail unit with open plan layout and benefits from a modern fit out with AC, suspended ceiling, large glazed frontage
The unit was occupied by Ladbrokes Coral betting shop and neighboring occupiers include Burger King, Costa, Greggs, Costa Express, Krispy Kreme, Costa Drive Thru (eastbound only) M&S Simply Food, WHSmith

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on Net Internal Area basis to provide the following floor areas:

Ground Floor	498 sq ft	46.3 sqm
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Asking Rent

£44,380 pa

The premises are held on a lease expiring 31/8/2022 so consideration will be given to Ex Act short terms leases, sub lettings, assignment of current lease or a new long term lease

Business Rates

Interested parties to make their own enquiries

EPC

Available upon request

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Service Charge

Applicable. Please ask for further details

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

E: danrogers@roger-hannah.co.uk