

TO LET



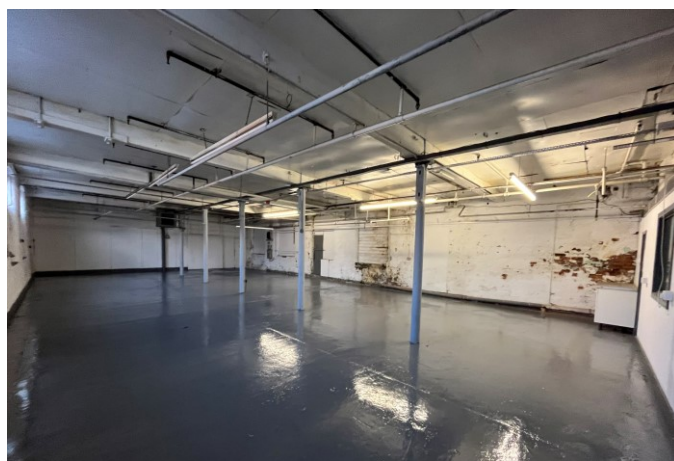
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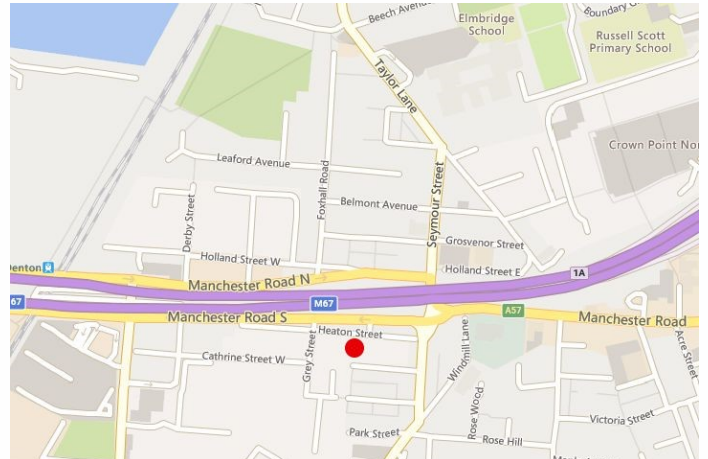


Unit G22, Heaton Street Works, Catherine Street East, Denton, M34 3RG

Ground Floor Industrial Unit
2,169 Sq Ft (201.51 Sq M)

- Located within an Established Mill
- Open Plan Ground Floor Workshop
- Close Proximity to the M60 Motorway
- Shared Car Park





Location

The property is situated within Heaton Street Works which fronts onto Heaton Street and Grey Street, a prominent position fronting Manchester Road (A57) and overlooking the M67 motorway. Junction 24 of the M60 motorway is located less than 1 mile to the west.

Description

The unit is set within a traditionally constructed mill which has been split to provide a number of workshop and business units over the ground, first and second floors. The subject unit is located on the ground floor and is accessed via a personnel entrance and loading bay door off Grey Street. Internally the unit comprises an open plan workshop space with office and WC facilities. Internal specifications include fluorescent strip lighting and hard concrete floor. Mains services include electric, water and drainage and are charged separately to Rent.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition) the approximate GIA area for the unit is as follows:

Workshop 2,169 sq ft / 201.51 sq m

Business Rates

Rateable Value 2023 = £7,200.

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

EPC

D (92). A copy of the EPC is available on request.

VAT

VAT is applicable on this property.

Asking Rent

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at an annual rental of £10,845 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £4,117.01 per annum plus VAT. This is reviewed on an annual basis and is paid monthly with Rent.

Property Insurance

The current Property Insurance payable by the Tenant is £1,847.94 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 12/10/2024, at which point the new premium will be apportioned to Tenants. Insurance is payable in full for the year.

Legal Costs

A fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of the Lease.

Viewing & Further Information

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

Robyn Egan

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Date of Preparation

20 November 2023