

# TO LET



RogerHannah



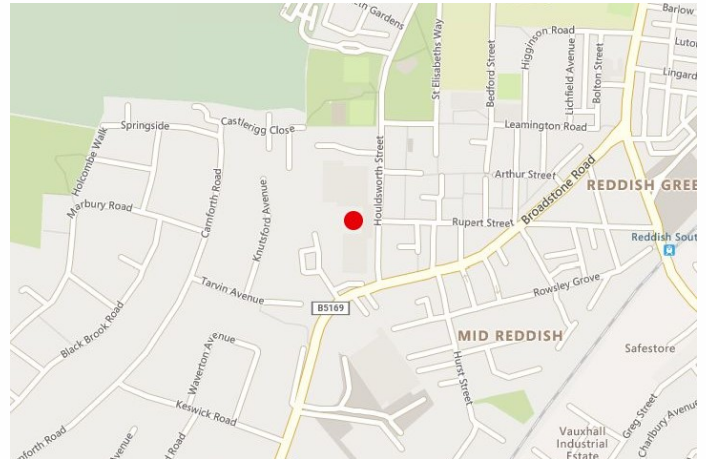
Unit SG3 Ground Floor, Houldsworth Mill, Reddish, Stockport, SK5 6DA

Ground Floor Unit Available  
4,066 Sq Ft (377.73 Sq M)

- Situated in an Established Mill
- Prime Location on Ground Floor
- Shared Car Park to Rear of the Mill
- Suitable for a variety of uses (STPP)







## Location

Houldsworth Mill is prominently situated at the junction of Broadstone Road and Houldsworth Street in Reddish and is 3 miles north of Stockport Town Centre. The property is ideally located 1.5 miles north from the M60 motorway and 1 mile east from the A6 road into Manchester. Public Transport is abundant in the area with regular buses and train services to Manchester City Centre and Stockport.

## Description

The property comprises an industrial unit within the South Mill of the original Grade II listed building. The space offers an open plan area, currently partitioned into separate rooms suitable for use of private offices, boardrooms or storage. The space also benefits from an isolated kitchen, breakout area and WC's. Internal specifications include carpeted flooring throughout, fluorescent strip lighting and recently redecorated walls. Access to the unit is via a double door off Houldsworth Street which is secured with a gate, coded entrance and electric roller shutter. Mains services include a direct Gas supply, sub-metered Electric and Water which are all charged separately to rent. Externally there is a communal car park to the rear of the mill which is available to all tenants and their customers, on a first come first serve basis only.

## Accommodation

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

4,066 Sq Ft / 377.74 Sq M

## VAT

VAT is applicable on this property.

## Asking Rent

Available by way of an effective Internal Repairing and Insuring lease for a term of years to be agreed at an initial rental of £26,430 per annum plus VAT.

## Service Charge

A Service Charge of £7,139.48 per annum plus VAT is payable in addition. Reviewed annually.

## Property Insurance

Property insurance of £2,727.26 per annum plus VAT is payable in addition. Reviewed annually on 15/11/2024 at which point the new premium will be apportioned to Tenants.

## Business Rates

Rateable Value 2023: £14,000 per annum. However we advise all interested parties to make their own enquiries with the Local Authority.

## EPC

A copy of the EPC is available upon request.

## Legal Costs

A one-off fee of £300 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

T: 0161 429 1674

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## Date of Preparation

23 January 2024