

TO LET



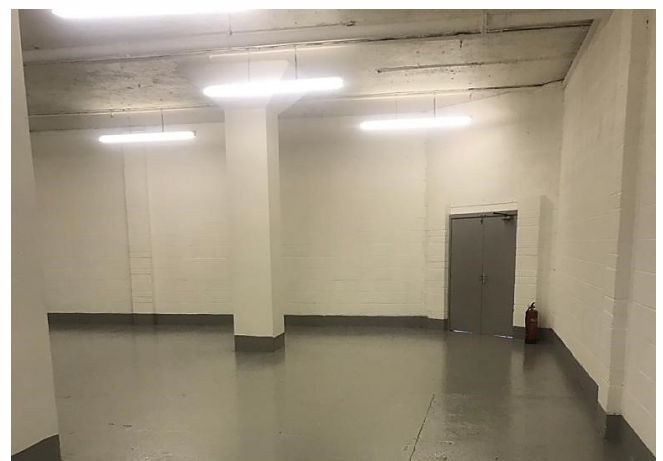
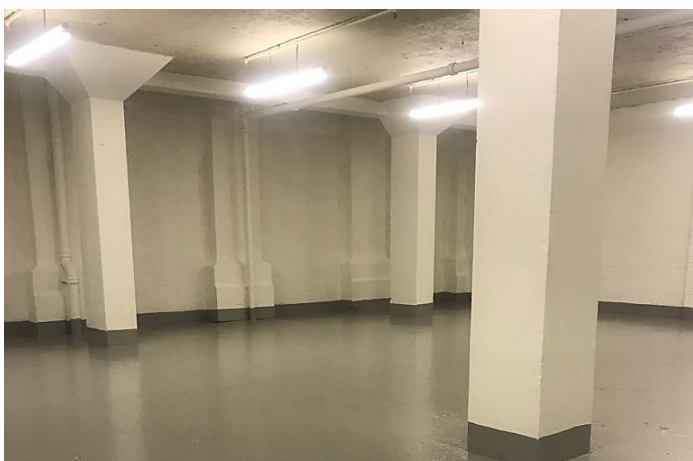
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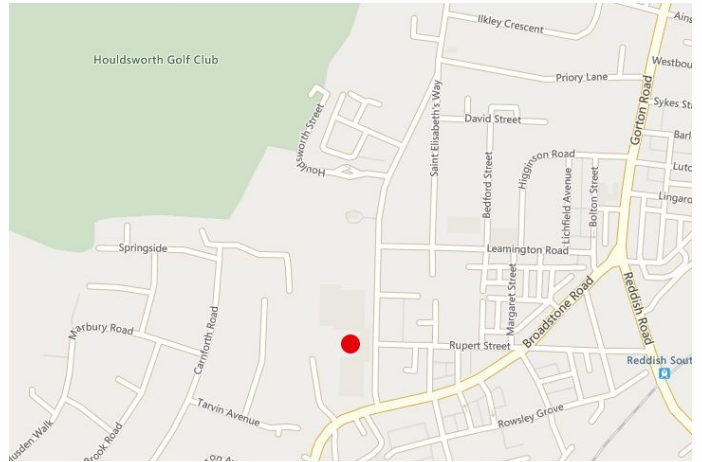


Unit 1.13 - First Floor - Houldsworth Mill, Houldsworth Street, Stockport, SK5 6DA

Workshop/Industrial Unit
Available Now
2,345 Sq Ft (217.86 Sq M)

- Located on First Floor within an Established Mill
- Suitable for a Variety of Uses
- Accessible Goods Lift
- Communal Car Park
- Internal Unit, No Windows/Natural Light





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 Piccadilly and Stockport.

Description

The property comprises an open plan unit on the first floor of the extension to the original Grade II listed mill. The unit offers an opportunity for a variety of different uses from a workshop, office, storage etc. Internally the unit benefits from fluorescent strip lighting and a painted concrete floor. Please note this is an internal unit and does not have any windows or natural lighting. There is a goods lift which serves the floor and a communal car park which is on a first come first serve basis. Mains services include Electric which is sub metered and charged separately to rent.

Accommodation

As measured in accordance with the RICS Property Measurement (6th Edition) the approximate GIA area for the unit is as follows:

Industrial / Workshop 2,345 sq ft / 217.86 sq m

VAT

VAT is applicable on this property.

EPC

A copy of the EPC is available on request.

Rent

Available by way of a new internal repairing and insuring lease at an initial rental of £8,208 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £4,597.46 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £1,601.63 per annum plus VAT. This is reviewed on an annual basis 15/11/2024 at which point the new premium will be apportioned to Tenants.

Business Rates

Rateable Value 2023 = £5,700 per annum. We advise all interested parties to make their own enquiries with the Valuation Office Agency.

Legal Costs

A one-off fee of £225 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

09 February 2024