

# TO LET



RogerHannah



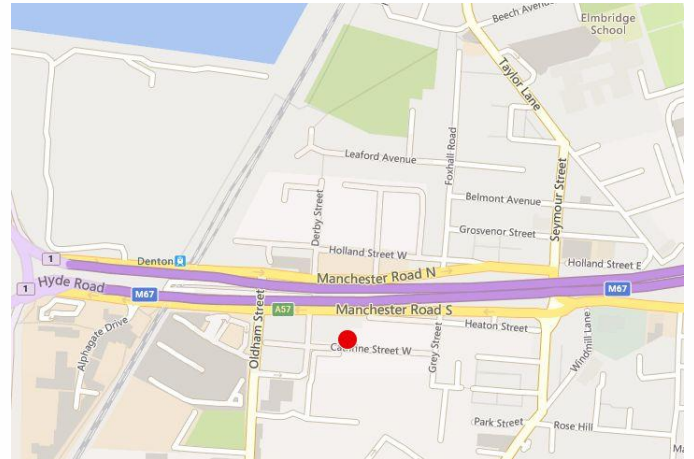
Unit 4A Catherine Street West, Denton, Tameside, Greater Manchester, M34 3SY

**Open Plan Workshop**  
**912 Sq Ft (84.8 Sq M)**

- Close to the M60 and M67 Motorways
- Self-contained Unit
- Available mid-December 2024
- Car Ramps can remain or be removed



Artist's impression



## Location

The property is situated on Catherine Street West at the junction of Grey Street, set back from Manchester Road (A57) which overlooks the M67. It is located approximately ½ mile east from the centre of Denton and is convenient for both the M67 and the M60 Motorways. Stockport Town Centre is approximately a 4 mile drive and Manchester City Centre less 6 miles away with public transport options.

## Description

The available premises comprises an open plan workshop under a corrugated sheet metal roof with steel framework and brick elevations. Externally the unit benefits from a large manual roller shutter and separate personnel door to the front of the unit where there is space for approx. 2 cars. Internally the ground floor is open plan with WC facilities. The unit is currently occupied until mid-December and can be cleared of the car ramps currently in situ or they can be left for the new Tenant, at which point they will become the Tenants liability. Mains services to the unit include Electricity, Water and Drainage, all of which are direct supplies and are charged separately to rent.

## Accommodation

Measured in accordance with the RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

Ground Floor Workshop 912 Sq Ft / 84.8 Sq M

## EPC

A copy of the EPC is available upon request.

## Asking Rent

Available by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £12,500 per annum.

## Property Insurance

The Tenant will be liable to pay an apportionment of the Insurance premium. The policy is reviewed on an annual basis at which point the new premium will be apportioned to Tenants.

## Business Rates

Rateable Value 2023 = £3,850.

\*Qualifies for Small Business Rates Relief subject to this being your only commercial property however we advise all interested parties to make their own enquiries with the Valuation Office Agency.

## Legal Costs

A fixed legal fee of £330 for credit checks and preparation of Lease is payable by the Tenant.

## VAT

VAT is not applicable on this property.

## 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

03 October 2024