

# TO LET



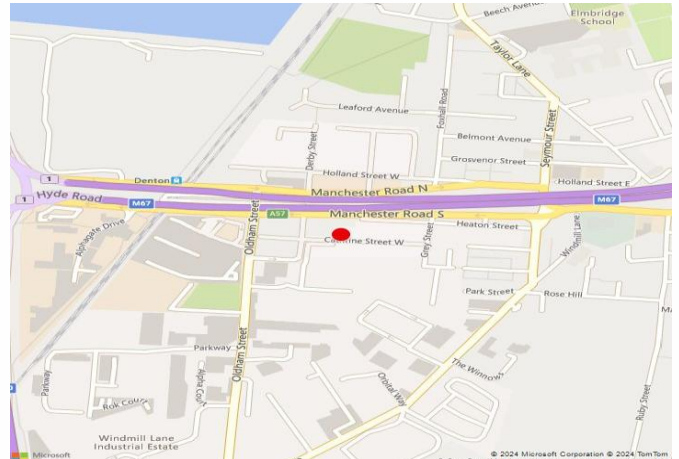
Unit 6 Catherine Street West, Denton, Tameside, Greater Manchester, M34 3SY

Open Plan Workshop

666.08 Sq Ft (61.90 Sq M)

- Close to the M60 and M67 Motorways
- Self-Contained Unit
- Recently Refurbished
- Available Now





## 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 newly erected corrugated sheet metal roof with 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 2-3 cars. Internally the ground floor benefits from being open plan with kitchenette area and WC facilities. Recently refurbished to remove the mezzanine to allow more space and eaves height, the unit has also been decorated and is available from July 2025. Mains services to the unit include Electricity, Gas, 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:

Workshop      666.04 Sq Ft / 61.90 Sq M

## EPC

A copy of the EPC is available upon request.

## VAT

VAT is not applicable on this property.

## 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

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.

## Viewing & Further Information

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

### Harry Mason

E: [Harrymason@roger-hannah.co.uk](mailto:Harrymason@roger-hannah.co.uk)

T: 07738 125 825

## Date of Preparation

26<sup>th</sup> June 2025