

TO LET



RogerHannah



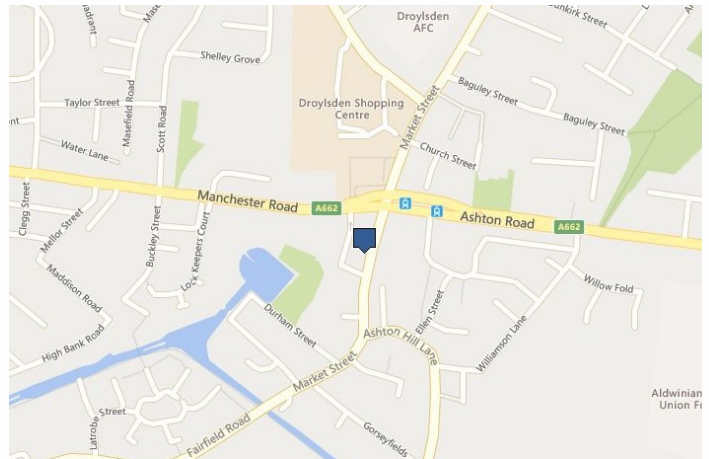
93 Market Street, Droylsden, Tameside, Greater Manchester, M43 6DD

Ground Floor Retail Unit
617 Sq Ft (57.32 Sq M)

- Open Plan Layout
- Fronts onto a Busy Road Providing Footfall
- Suitable for a Variety of Uses (Subject to Planning)
- Close Proximity to Transport Links



Photos Coming Soon



Location

The property fronts onto Market Street in Droylsden Town Centre which intersects with Manchester Road (A662), the main A road running through the centre of Droylsden providing access to Manchester City Centre approx. 4 miles to the east. Junction 23 of the M60 motorway is approx. 1.5 miles to the east and the Metrolink station is located approx. 500 yards from the property, providing sufficient transport links.

Description

The subject property comprises a ground floor retail shop set within a three-storey period building of traditional brick construction under a pitched roof. The property forms part of a parade of similar units fronting onto Market Street and is accessed via a shared electric roller shutter entrance with No.95. The property provides an open plan retail space with ancillary accommodation to the rear including a WC facility. Internal specifications include carpeted floors, painted plaster walls and suspended ceilings with recessed lighting. Heating is provided by way of wall mounted electric heaters. Mains services include electric, water and drainage. These costs are charged separately to Rent.

Accommodation

As measured in accordance with the RICS Code of Measuring Practice 6th Edition, the approximate NIA is as follows:

617 Sq Ft / 57.32 Sq M

EPC

Rated D. A copy of the EPC is available upon request.

VAT

VAT is applicable on this property.

Asking Rent

The property is available by way of a new effective Internal Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £9,870 per annum plus VAT.

Service Charge

The current Service Charge apportionment payable by the Tenant is £201.12 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £TBC per annum plus VAT. The policy is reviewed on an annual basis, at which point the new premium will be apportioned to Tenants. We are currently awaiting the new premium.

Business Rates

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

Legal Costs

A fixed Legal Fee of £225 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

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

E: robynegan@roger-hannah.co.uk

Date of Preparation

03 January 2024