



# **TO LET**

## **BUSINESS PREMISES**

### **WITH SECURE YARD**

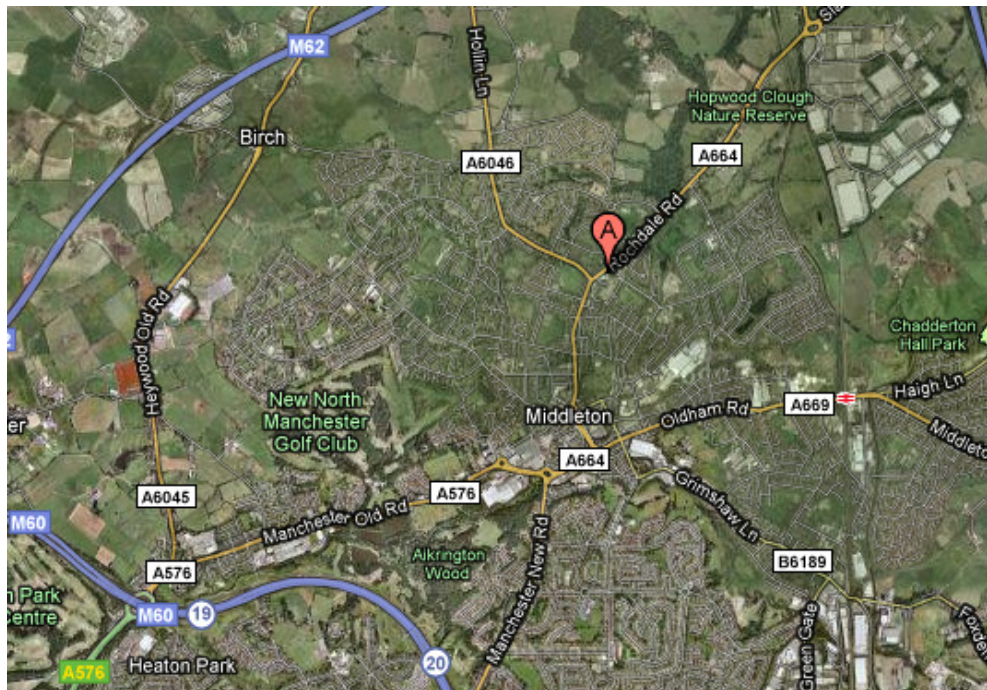
**YARD CIRCA 0.58 ACRE WITH  
OFFICES CIRCA 1,431SQFT (132.9SQM)  
WORKSHOP 531.7 SQFT (49.36SQM)**



**190 ROCHDALE ROAD**  
**Middleton**  
**Manchester**  
**M24 2QA**

## LOCATION

The property is situated a mile to the north of *Middleton Town Centre*, having a main road frontage to the A664 (*Rochdale Road*). Access to the *National Motorway Network* is within a mile and a quarter via the A627M at *Stakehill*. *Manchester City Centre* is some 6½ miles to the south.



190 Rochdale Road, Middleton, Manchester, M22 2QA

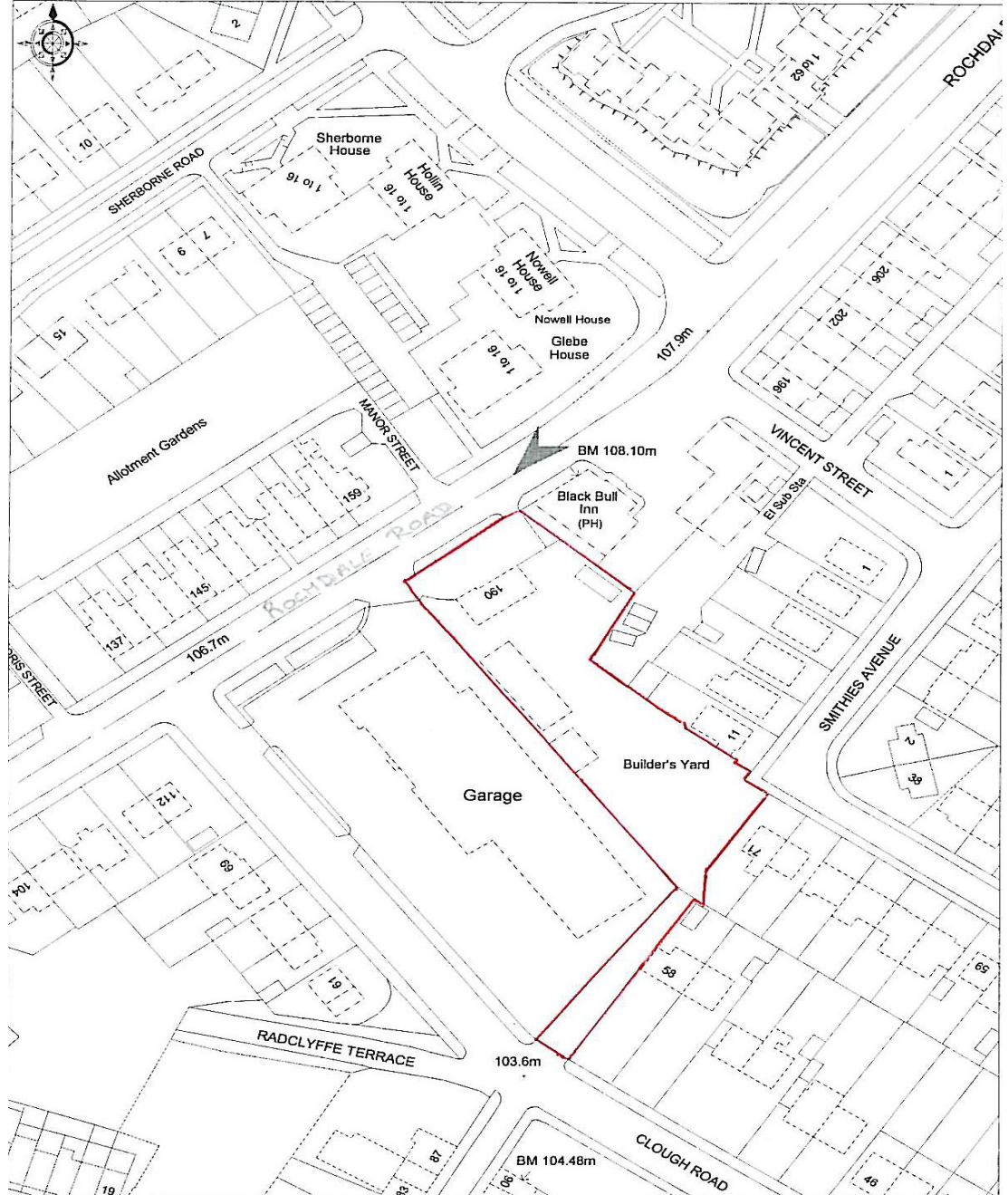
## DESCRIPTION

The premises consist of a detached single storey office building, with a yard to the rear, further office accommodation within the yard area and a workshop. The office building fronting onto Rochdale Rd is centrally heated and consists of 4 private offices, kitchen facilities, storeroom and separate male and female lavatory facilities.

The yard to the rear is fenced and can be accessed from Rochdale Rd but also benefits from a second access off Clough Road. The yard area is part surfaced. Within the Yard are further centrally-heated offices and a workshops / garage with a concrete floor and a covered pit. The workshop benefits from having roller shutter access.

There is a further surfaced area in front of the main office building which would accommodate up to 7 vehicles.

**Plan of the yard and buildings**



**(Do not scale off this plan)**



## **FLOOR AREA**

Front Office (Gross internal area)	900 sq ft (or thereabouts)
Offices in yard (GIA)	530.8 sq ft (or thereabouts)
Workshop (GIA)	531.7 sq ft (or thereabouts)
Yard area	0.58 Acre (or thereabouts)

## **RATING**

The office building fronting Rochdale Road, is assessed for rating purposes with a rateable value of **£7,700 (2010 assessment)**. The yard and ancillary buildings has a rateable value of £15,000. (Prospective tenants should contact the local authority's rates department to satisfy themselves as to the accuracy of this information.)

## **LEASE**

The property is available on a full repairing and insuring lease.

## **RENT**

A rental of **£24,000 per annum** is being quoted for the accommodation on the basis of the above lease terms.

## **LEGAL COSTS**

Each party to be responsible for its own legal costs in connection with the preparation of the lease document.

## **VAT**

All prices are exclusive of but may be liable to VAT.

## **VIEWING**

Strictly by appointment with the sole agents Beesleys Chartered Surveyors.