



TO LET

YARD AND ANCILLARY BUILDINGS

Near M60 Motorway

Buildings Circa 1500 Sq ft

Yard Circa 0.56 Acres



BOOTHROYDEN ROAD

Middleton

M24 4RW

LOCATION

The premises are located on *Boothroyden Road, Middleton*, approximately one mile from *Junction 19* of the *M60* orbital motorway (*Heaton Park*).



Boothroyden Road, Middleton, M24 4RW

DESCRIPTION

The premises comprise a yard of circa **0.65 acres** which is part concrete and part hardcore with ancillary buildings of approximately **1,500 sq ft**.

TERMS

The accommodation is available to let at an initial rental of **£20,000 per annum** on the basis of a new 3 year full repairing and insuring lease.



Rateable Value

Adopted rateable value **£13,250**.

This valuation is effective from 01 April 2010.

(Prospective tenants should contact the local authority's rates department to satisfy themselves as to the accuracy of this information.)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of the necessary documentation.

VAT

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

VIEWINGS

Strictly by appointment with the sole agent, Beesleys Chartered Surveyors.