

MBRE

**WORKSHOP
TO LET**



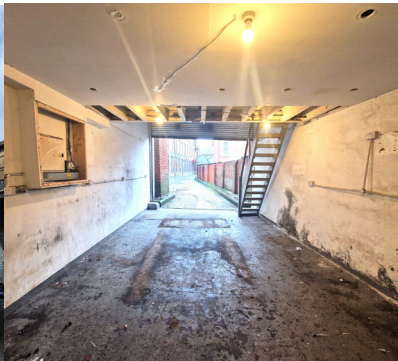
Unit G6

Hallam Mill

Hallam Street

Stockport, SK2 6PT

**680
SQ.FT**



- Ground floor workshop/studio/storage unit
- Electric external security roller shutter
- Low RV: £7,000 - 100% SBRR - Nil rates
- Forming part of Hallam Mill business centre
- One mile from Stockport town centre
- Flexible lease terms available
- Suitable for a variety of uses inc. storage
- Rent/Service Charge/Insurance/VAT payable

Location

Hallam Mill is located on Hallam Street off Buxton Road (A6) approximately one mile from Stockport town centre and 1.5 miles from the M60 motorway.

- Stockport: 1 mile:
- M60: 1.5 miles.
- Hazel Grove - 2 miles.



Description/Accommodation

The property provides ground floor workshop premises with external manual roller shutter and external forecourt car parking/loading. The property provides workshop accommodation with mezzanine storage. The unit benefits from an external toilet.

Unit G6 overall accommodation: 680 Sq.ft including main workshop bay and mezzanine storage.

Main bay: 430 Sq.ft - 28'8" x 15'0" plus additional storage areas.

Mezzanine storage: 250 Sq.ft - 16'7" x 15'1".

Rateable Value

Rateable value: £7,000

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR - Nil payable rates.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£6,240 per annum exclusive.

£520 per calendar month.

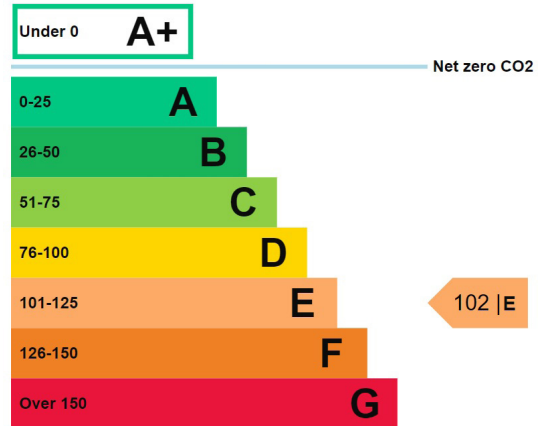
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. G6: £600 per annum.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. G6: £300 per annum.

Legal Costs

The Landlord will issue a Lease in house with each party responsible for their own costs.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. APRIL 2024.