

MBRE

STORAGE TO LET



2
Houldsworth Square
Reddish
SK5 7AF

**995
SQ.FT**

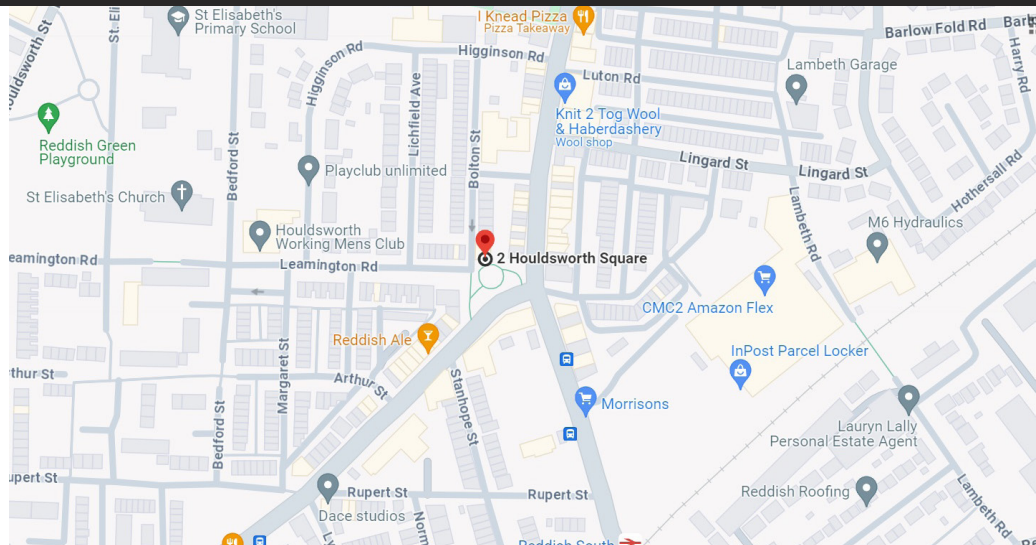


- Lower ground floor storage accommodation
- Forming part of a residential apartment block
- Located in the centre of Reddish, Stockport
- Comprising 5 interconnected rooms
- Private toilet facilities within the unit
- Nil payable business rates
- Secure premises with access to rear loading
- £80/week - £4,160 per annum exclusive

Location

The property is located in the centre of Reddish at Houldsworth Square and is a short drive to Stockport town centre, Wellington Road North and the M60 Motorway.

- Stockport: 2.8 miles.
- M60: 2.8 miles.
- Manchester: 5.5 miles.



Description/Accommodation

The property occupies the lower ground floor of a three storey fully refurbished apartment block of brickwork elevations under a pitched slate roof. The property provides lower ground floor storage accommodation with 5 interconnected storage rooms along with private toilet facilities.

Access to the premises is available via the front entrance at Houldsworth Square and via rear entrance off Leamington Road.

The accommodation is at lower ground floor level and is accessed via an internal staircase and the unit benefits from full lighting throughout and private toilet facilities.

Rateable Value

Rateable value: N/A

Small Business Rates Multiplier 2024/25: 49.9p.

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

£4,160 per annum exclusive.

£80/week exclusive.

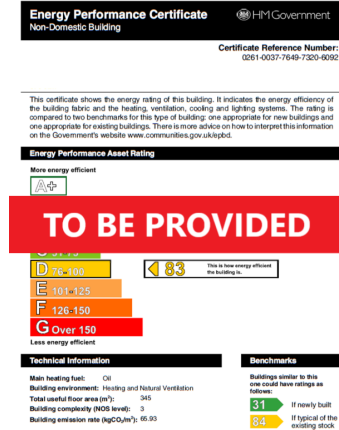
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

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. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

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. JUNE 2024.