



## Unit A2

Lingard Court  
Lingard Lane  
Bredbury, SK6 2QU

**2,225  
SQ.FT**



- Fully let Freehold investment opportunity
- Warehouse/office with 7 car parking spaces
- 3 x private offices, break out room & toilets
- Main reception leading to offices/warehouse
- Low RV: £12,000 - 100% SBRR - Nil rates
- Air conditioning/carpets in offices/lighting
- Main roller shutter: 13'0" (w) x 16'0" (h)
- Let to Altertherm Facilities Ltd - 5 year term

## Location

The property is located at Lingard Court off Lingard Lane in Bredbury close to Bredbury Interchange and the M60 Motorway.

- Stockport: 2.5 miles.
- M60: 1 mile.
- Manchester: 7 miles.



## Description/Accommodation

The property provides a mid terrace B1 industrial building of double height front elevation with sloping roof to the rear. Internally the property has two storey offices at the front of the building and a single sectional roller door along with a steel framed mezzanine. To the front is warehouse accommodation accessed via roller shutter. The property has air conditioning throughout and carpets in the office areas and a suspended ceiling with integrated lighting. The property benefits from 7 allocated car spaces.

Ground floor: 1,496 Sq.ft comprising reception, warehouse, meeting room, break out room, kitchen, male and female toilets, storage area and stairs to first floor.

First floor: 729 Sq.ft comprising mezzanine storage plus two private offices.

Main roller shutter: 13'0" width x 16'0" height.



## Rateable Value

Rateable value: £12,000

Small Business Rates Multiplier 2024/25: 49.9p.

100% SBRR available - nil payable rates - Tenant pays.

Interested parties are advised to make their own

enquiries with SMBC - 0161 474 5188.

## Lease Terms

Let on a 5 year term from August 2023 subject to a passing rent of £30,000 pax with a rent review at year 3.

## Price/Rent/VAT

£450,000 SUBJECT TO CONTRACT.

£30,000 per annum exclusive. VAT is payable.

## Tenure

We understand that the property is Freehold.

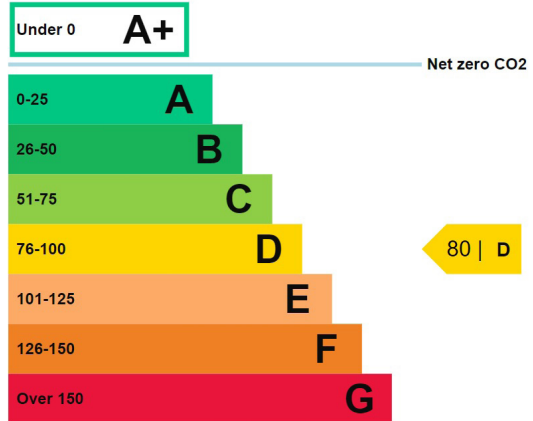
Title Number: GM773777.

## Service Charge

The Tenant pays an Estate Service Charge.

Details from Agents MBRE.

## EPC Rating



## Services

Mains services are available including gas, electricity, water and drainage.

## Planning

The Lease benefits from any use within B1/B2/B8 use.

Buyers to make their own enquiries.

## Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

### 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. JULY 2024.