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260 Finney Lane
Heald Green SK8 3QF
£38,500 P.A



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P.A £38,500 P.A

Situated in the centre of Heald Green within 200 yards of the train station, this Landmark Building is available as a whole (Ground and part first floor). In addition, the premises has the benefit of a basement safe/strong room.

The premises occupy a corner site with carp parking off Neal Avenue. In addition, the forecourt belongs to the building. The Ground Floor is split providing individual offices and also a large open plan working space. The majority of the walls are stud partitioning so would easily move to provide one large open area.

Heald Green lies within three miles of both the M56/M60 Motorways and Manchester International Airport. In addition, the A34 bypass is close by together with the Metro on Simonsway.

A great opportunity not to be missed!

Tenure:
Council Tax: SMBC

- Gas Central Heating
- Air Conditioning
- Security Grills
- Fire Alarm
- Secure Storage Facilities
- Car Parking
- Prominent position in village.

Ground Floor
Floor Area - 1775.82 sq.ft. 164.949 sq.m.

Basement - 434 sq.ft. 40.32 sq.m.

First Floor
Office/Store Room/Boiler Room - 354.73 sq.ft.
32.95 sq.m.

Ancillaries - 266 sq.ft. 24.71 sq.m.

TOTAL FLOOR AREA
2830 sq.ft. (approx) 263 m.sq. (approx)

Outside
Tarmac Forecourt, Side Parking Area, Rear Parking Area

EPC
Commercial EPC rated 27(B) Valid until 3rd December 2032

Lease Terms
By Negotiation offers over £38,500 per Annum
F.R.I. Basis with rent reviews every 3 years
Each Party will bear their own legal costs.





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To view this property call Main & Main on 0161 437 1338



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Tenure - To be confirmed with a solicitor at point of sale.
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