

To Let



High Quality Studio Office Suite

519 SQ FT (48 SQ M)

📍 2-4 BEECH STREET, RADCLIFFE, MANCHESTER, M26 1GH

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Turner Westwell
Commercial Agents

KEY FEATURES

- High quality first floor studio office suite
- Well presented accommodation
- Air conditioned and gas central heating
- Self-contained with on street parking
- Approximately 0.5 miles from Radcliffe Town Centre and Whitefield
- Suitable for professional office, studio (gym/yoga), clinic (physio/sports massage) etc
- 2 x WCs and modern kitchen
- £720 per calendar month (inclusive of VAT)



LOCATION

The property is located on Beech Street, close to its junction with Stand Lane, approximately 0.5 miles from both Radcliffe and Whitefield centres.

The immediate area is a mixed-use, predominantly residential area consisting of terraced, detached and apartment style housing.

DESCRIPTION

The subject property comprises a detached, mixed-use property with attractive rendered elevations beneath a pitched and tiled roof covering.

The available accommodation is situated at first floor level and comprises a superb, self-contained studio office extending to approximately 48,20 sq m (519 sq ft) and presents as 2 spacious office rooms, male and female WCs and a modern kitchen facility.

The accommodation may be suitable for a range of uses, including professional office, studio or clinic.

There is on street parking adjacent.

SPECIFICATION

- Gas central heating to panel radiators
- Air conditioning
- Plaster painted walls and ceiling
- Carpeted offices (and easy clean floor surfaces in the kitchen & WC)
- LED lighting
- Window/privacy blinds
- Perimeter trunking
- On street parking adjacent to property

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
First Floor Office Suite	48	519

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. The property is heated via gas central heating to panel radiators. the accommodation is also air conditioned.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new lease for a term of years to be agreed.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £4,300, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bury Council).

RENTAL

£720 per calendar month/£8,640 per annum (inclusive of VAT).

The rent excludes heating, lighting and water costs which are charged in addition by the Landlord.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of B(46). The certificate is valid until 14th July 2031. A full copy of the Report is available upon request.

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46 B

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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