



Sanderson
Weatherall

To Let
Town Centre Retail
Ground Floor (1,709 Sq Ft)



39 – 41 Middleton Gardens, Middleton M24 1AB

sw.co.uk



- Ground Floor Retail Premises
- Prominent town centre location
- Considered suitable for a variety of uses, subject to P.P
- NIA: 1,709 Sq Ft (158.76 Sq M)
- Parking to rear of property
- Available To Let
- Asking Rent: £25,000 per annum

Description

The property provides a ground floor, mid-terraced retail property. The ground floor provides predominantly open plan retail accommodation with WCs and office / counter located to the rear. There are additional store rooms located at basement level.. The property benefits from excellent security with electric shutters to both front and rear entrance. Loading and parking is provided to the rear.

The property is considered suitable for a variety of retail, financial / professional services or alternative use classes with Class E of The Town and Country Planning (Use Classes) Order 1987 (as amended).

Location

The property is situated in a prominent position fronting Middleton Gardens, an established pedestrianised area in Middleton town centre.

Nearby occupiers include Subway, Cash Generator, Halifax Bank, McDonalds, Russell & Russell Solicitors and a number of independent retailers. The property is situated adjacent to Middleton Shopping Centre and c.150m west of Tesco Extra.

Middleton is a town within the Borough of Rochdale, Greater Manchester, approximately 5 miles North of Manchester City Centre.

Accommodation

From measurements taken on-site we have calculated the total floor area of the property as follows:-

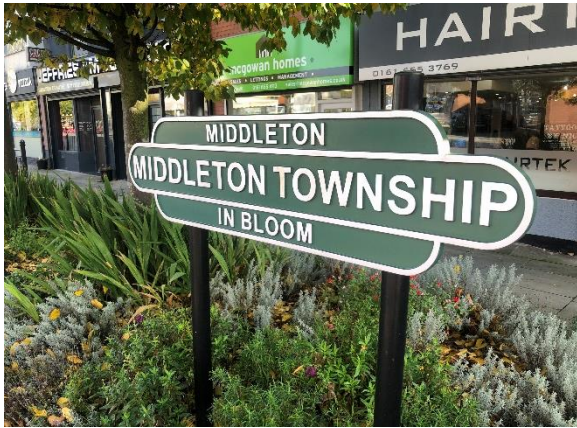
Net Internal Area (NIA): 1,709 sq ft (158.76 Sq M)
Gross Internal Area (GIA) 1,828 sq ft (169.82 Sq M)

Business Rates

Rateable Value: £20,250 (2017 Rating List). From 1st April 2023, the Rateable Value is £19,000.

EPC

Energy efficiency rating – awaiting assessment.



Rent

£25,000 per annum, exclusive of utilities, rates, and insurance. VAT applicable at prevailing rate.

Lease Terms

A new full repairing and insuring (FRI) lease for a term of years to be agreed.

Deposit

The ingoing tenant will be required to pay a deposit prior to taking occupation of the premises.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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