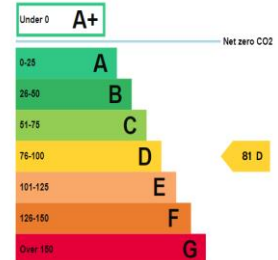


## Midway House, 27-29 Long Street, Middleton, Manchester, M24 6TE



- Two Storey Former Bank Premises
- 333.88 sq m (3,594 sq ft)
- Prominent Town Centre Position
- Car Park to Rear (11 spaces)
- Suitable for retail, office or similar (subject to consent)
- Short Term Lease Available
- Rent Incentive Available (subject to terms)

This property's energy rating is D.



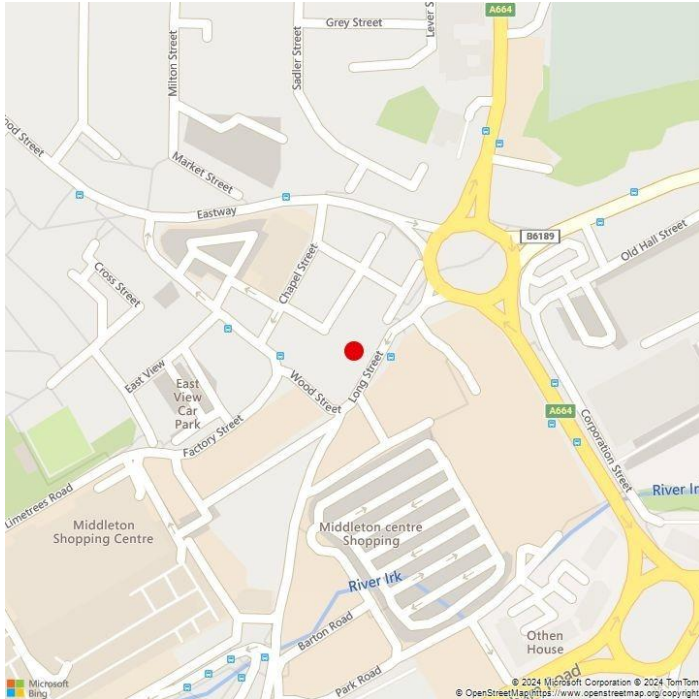
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**TO LET: From £10.00 per sq ft per annum, exclusive**

## LOCATION

Midway House occupies a prominent position close to the roundabout with Eastway and Long Street (A664) in the town centre of Middleton, opposite the Nat West Bank. Middleton is a town within the Metropolitan Borough of Rochdale and is six miles to the north of Manchester city centre and four miles to the west of Oldham. It is also close to junctions on the M60 Manchester Orbital motorway and M62 trans Pennine motorway.



## DESCRIPTION

Two storey former bank premises providing ground floor sales area of 169.08 sq m (1,820 sq ft) incorporating private office and store. There are a mixture of open plan and private offices and stores to the first floor with kitchen/canteen and toilet facilities. There is an 11-bay car park to the rear.

## ACCOMMODATION

From measurements taken on site we understand that the approximate net internal floor areas are:

Ground Floor	169.08 sq m	(1,820 sq ft)
First Floor	164.80 sq m	(1,774 sq ft)
<b>Total</b>	<b>333.88 sq m</b>	<b>(3,594 sq ft)</b>

## SERVICES

We understand that mains electricity and water are available to the property. Prospective Tenants should confirm that utilities available are sufficient for any specific requirements.

## TERMS

The property is available for a term to be agreed up to lease expiry date of 25<sup>th</sup> April 2026, on a full repairing and insuring basis. The passing rent for the whole building is £40,000 pa., exc., however, a shorter Lease term will be considered from £10.00 per sq ft, exclusive.

**RENT** Rent from £10.00 per sq ft per annum, exclusive

## VAT

We are informed that VAT is payable in addition to the rent and other costs quoted, but this is subject to formal confirmation.

## LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter.

## LANDLORD & TENANT ACT 1954

The Lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

## BUSINESS RATES

The property has been assessed for rating purposes as follows:  
Bank and Premises. Rateable Value: £38,500. Uniform Business Rates 2024/2025: £0.499/£0.546. Prospective Tenants must check and confirm rates payable with the Local Authority.

## LOCAL AUTHORITY

Rochdale MBC (t) 01706 647 474 (w) [www.rochdale.gov.uk](http://www.rochdale.gov.uk)

## VIEWING

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

## TENANT DUE DILIGENCE

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID will be required for any Tenant and Personal Guarantor where an offer, is accepted, in principle. In addition to this, various other credit and checks to confirm financial standing will be completed including proof of property ownership. A minimum rent deposit equivalent to three month's rent will be required.

## NOTE:

Breakey & Nuttall do not act as Managing Agents for the subject property. Tenants are obliged to comply with the Law under a Lease and should seek advice in respect of required Compliance Records. A useful website is [www.hse.gov.uk](http://www.hse.gov.uk). The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at <http://www.rics.org>. These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Viewing is at own risk. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract JCN/LM MA - 1469 July 24

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

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Regulated by RICS

**Important Notice:** Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.