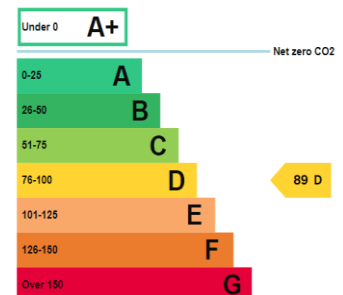


Berkeley Place, Berkeley Street, Ashton under Lyne, OL6 7DT



- Two Storey Premises
- Workshop & First Floor Office/Storage
- 260.02 sq m (2,799 sq ft) GIA
- Convenient Location
- Suitable for Variety of Business Uses (subject to consent)
- Available as a Whole or Floor by Floor

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: £18,000 per annum, exclusive

LOCATION

Berkeley Place is situated within a mixed commercial area close to its junction of Cavendish Street (A627) with Berkeley Street on the western side of Ashton Under Lyne town centre, opposite IKEA. Ashton Under Lyne is the administrative and commercial centre of Tameside and is approximately 6 miles to the east of Manchester. Junction 23 of the M60 Manchester orbital motorway is within ½ a mile to the west.



DESCRIPTION

A two storey traditionally constructed property comprising ground floor workshop with offices/storage to the first floor. Loading access to the workshop is via manually operated roller shutters with shared side pedestrian entrance to each unit. 3 phase power is available and a gas blower heater is fitted. Headroom is approximately 2.95m. The first floor, which has previously been occupied as a dance studio, offers open plan office/storage area with waiting area benefiting from exposed timbers and roof lights providing good natural light. Kitchen and toilets facilities are available. Extending to 260.02 sq m (2,799 sq ft) or thereabouts, the property is available as a whole or could be let on a floor by floor basis (for further information, please contact the office).

ACCOMMODATION

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

Ground Floor	131.45 sq m	(1,415 sq ft)
First Floor	128.57 sq m	(1,384 sq ft)
Total	260.02 sq m	(2,799 sq ft)

SERVICES

We understand that mains three phase electricity, gas and water are available to the property and these are directly fed. Where the property is let on a floor by floor basis, utility usage will be by way of sub meter/recharges. Prospective Tenants should confirm that utilities available are sufficient for any specific requirements.

RENT

£18,000 per annum, exclusive.

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of the premium to provide annual buildings insurance cover.

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:
 Ground Floor – Workshop & Premises. Rateable Value: £5,700.
 First Floor - Dance Studio & Premises. Rateable Value: £4,450.
 Uniform Business Rates 2024/2025:£0.499/£0.546. Potential eligibility for Small Business Rates Relief. Prospective tenants must check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Tameside MBC (t) 0161 342 8355 (w) www.tameside.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.

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 LM/JCN/MA - 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.