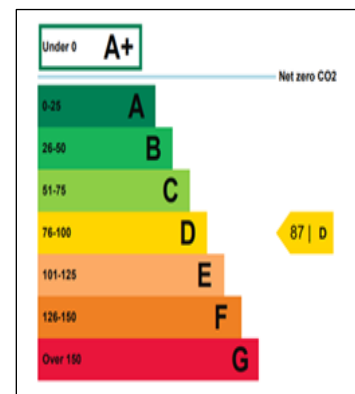


## 65 Old Street, Ashton-under-Lyne, OL6 6BD



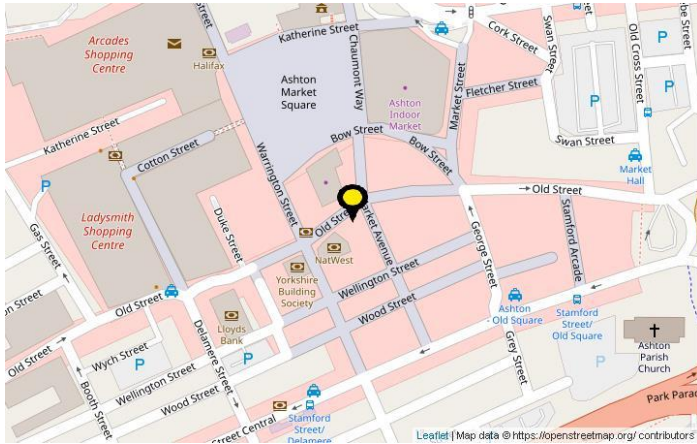
- Office/Retail Premises
- 114.25 sq m (1,230 sq ft)
- Within Period Building
- Mainly Open Plan Layout
- Useable Basement
- Suit Professional Office/Retail Occupier
- Surrounding Occupiers Include Natwest, Santander & Garratts Solicitors



**TO LET: £10,000 per annum, exclusive**

## LOCATION

The property is located on Old Street, which is within the main part pedestrianised Ashton town centre, next door to the Natwest Bank and Garratts Solicitors, and opposite Santander and adjacent to Harrington Hallworth Jewellers.



## DESCRIPTION

A prominent office/retail premises, within a period building, with accommodation over ground and basement levels, with a shared entrance. The ground floor layout is mainly open plan, but with two private offices, and two w/c facilities. The useable basement provides a kitchen/staff breakout room, along with further storage. There is an electric roller shutter to the front display window and the entrance is shared with Garratts Solicitors.

## ACCOMMODATION

From measurements taken on site, we understand that the approximate accommodation extends to the following net internal floor areas;

Ground Floor:	72.07 sq m	(776 sq ft)
Basement:	42.18 sq m	(454 sq ft)
<b>TOTAL</b>	<b>114.25 sq m</b>	<b>(1,230 sq ft)</b>

## SERVICES

We understand that all mains services, except gas, are available to the property, however, prospective Tenants should make their own enquiries to confirm that current supplies meet any specific requirements.

**RENT** £10,000 per annum, exclusive.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D - 0798-0363-6930-6800-6603

## TERMS

The property is available for a term to be agreed on an effective full repairing and insuring basis. An ingoing Tenant will reimburse the Landlord for the cost of annual buildings insurance.

## SERVICE CHARGE

The property forms part of a larger building and therefore a service charge may be levied for the cost of maintenance, repair upkeep and decoration to the common areas of the property.

## 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:

Office & Premises - Rateable Value: £10,250

Uniform Business Rates 2024/2025:£0.499/£0.546. Potential eligibility for Small Business Rates Relief. Prospective buyers should check and confirm rates payable with the Local Authority.

## LOCAL AUTHORITY

Tameside MBC, (T) 0161 342 8355 (W) [www.tameside.gov.uk](http://www.tameside.gov.uk)

## VAT

We are informed that VAT is payable in addition to the rent quoted.

## VIEWING

Strictly by prior appointment with Breakey and 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:

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. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract JCN/A1548 June 24

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

T | 0161 660 3101 F | 0844 858 8214 E | [info@breakeynuttall.co.uk](mailto:info@breakeynuttall.co.uk) W | [www.breakeynuttall.co.uk](http://www.breakeynuttall.co.uk)

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.