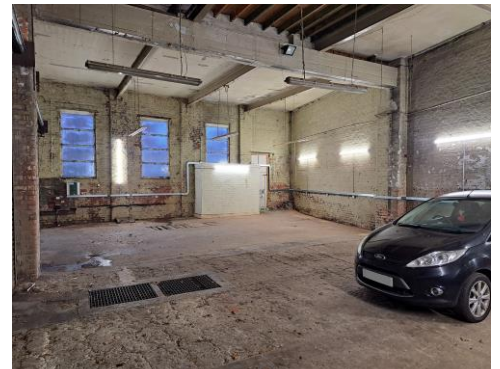
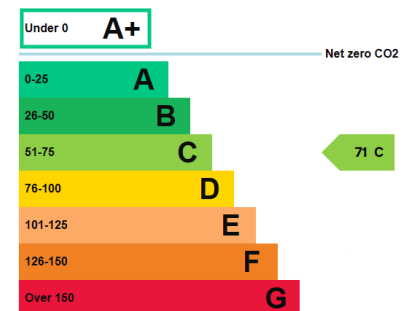


Unit 1 & 2 , Lord Street, Ashton-under-Lyne, OL6 8LJ



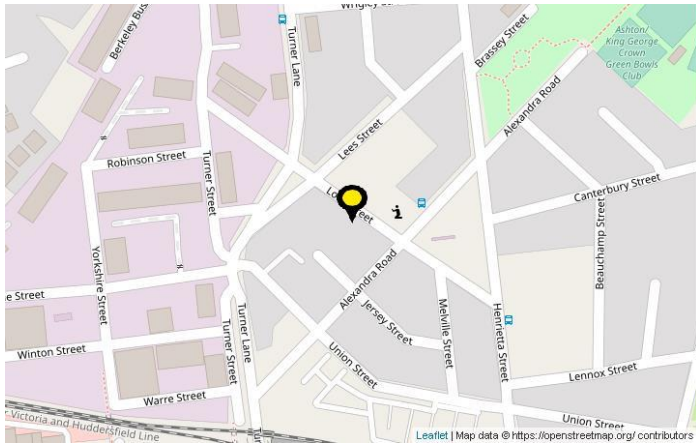
- **Storage Unit**
- **174.99 sq m (1,883 sq ft)**
- **Two Roller Shutters (6.5m wide x 3.4 m high max)**
- **Close to Ashton Town Centre**
- **Previously Used for Vehicle Storage**
- **Single Phase Electricity Supply Now Connected**



TO LET: £15,000 Per Annum exc

LOCATION

The property is situated just to the north of Ashton town centre. Lord Street can be accessed from Alexander Road or Turner Lane/Lees Street, approximately 0.2 miles from Ashton under Lyne railway station, 0.3 miles from Ashton town centre, and 1.5 miles from junction 23 of the M60 motorway.

**DESCRIPTION**

The property comprises storage/garage premises with two roller shutter loading doors both approximately 6.5m wide x 3.4m high (maximum) and a split level solid floor. It fronts directly to, and is accessed from, Lord Street and has previously been used for storing vehicles, furniture, plant and machinery. It is considered that it could suit a similar use.

ACCOMMODATION

From measurements taken on site, we understand that the approximate gross internal floor areas is:

174.99 sq m (1,883 sq ft)

SERVICES

Please note that skingle phase mains electricity is now connected. We understand there is a mains water supply and drainage. Prospective tenant should make their own enquiries to confirm.

TERMS

The property is available for a minimum term of 3 years on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance which we understand is currently around £500.

RENT

£15,000 Per Annum exc

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:

Garage and Premises

Rateable Value: £7,200

Uniform Business Rates 2023/2024: £0.512

Prospective purchasers must check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Tameside MBC, Tameside One, Market Place, Ashton-under-Lyne, OL6 OGS

(T) 0161 342 8355 (W) www.tameside.gov.uk

VAT

The rent is quoted exclusive, but maybe subject to the addition, of VAT. Our client informs us that VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property is understood to be currently exempt from the requirement to have an EPC as it cannot use energy due to its lack of electricity or gas connection. If either of these connections is restored an EPC will be required.

VIEWING

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

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.

Viewing is strictly by prior appointment thro' the agents. Prospective tenants are reminded that they should take all reasonable precautions when viewing. The Landlord for themselves, and Breakey & Nuttall as their agents, accept no liability for any health and safety issues arising out of viewing the property.

Breakey & Nuttall do not act as Managing Agents for the subject property. Compliance Records have been requested and to date no compliance records have been provided. 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. Subject to Lease/Contract LM/GDO/A-789 June 24

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

T | 0161 660 3101 F | 0844 858 8214 E | info@breakeynuttall.co.uk W | 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.