

**FIRST FLOOR OFFICES
13-15 MARKET STREET
WHALEY BRIDGE
SK23 7AA**

TO LET

GOOD QUALITY SELF CONTAINED OFFICES



**OFFERING 1,015 SQ FT & INCLUDING
A RECEPTION, KITCHEN AND WCs**

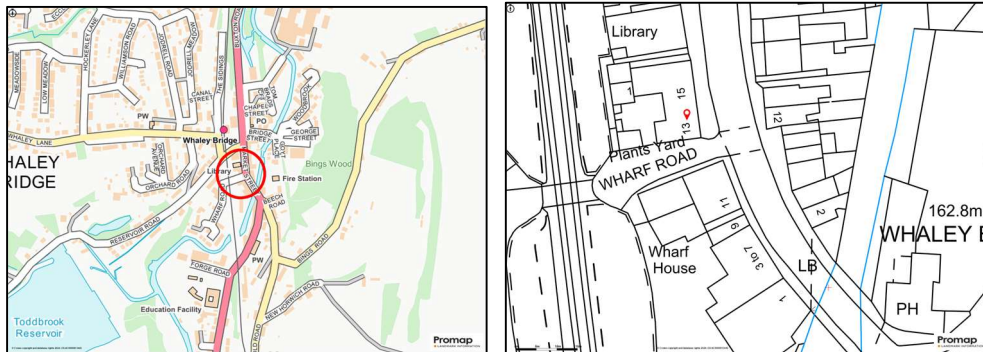
- **PROMINENT POSITION OVER GASCOIGNE HALMAN ESTATE AGENTS**
- **SELF-CONTAINED ENTRANCE FROM REAR COURTYARD**
- **LARGE OPEN PLAN OFFICES ON FIRST FLOOR**
- **FURTHER OFFICES OR GOOD QUALITY STORAGE SPACE TO SECOND FLOOR**
- **ON STREET PARKING CLOSE BY**



LOCATION

Market Street is the main thoroughfare in Whaley Bridge and forms the course of the A5004. To north it connects with the A6 between Manchester and Buxton.

The property is situated on the east side of Market Street and over the shop of estate agents, Gascoigne Halman. The entrance is off a private courtyard accessed from Wharfe Street just to the side. Its central position in Whaley Bridge has a range of shops and offices close by.



DESCRIPTION

Beyond the door, stairs rise to the first floor and where there is a reception area with WCs and a kitchen off.

A doorway then opens into a large open plan office area with windows over Market Street. To the rear is a separate room capable of use as a boardroom or similar.

Stairs leads to a second floor where there is a large open plan room but capable of division into two separate ones.

ACCOMMODATION

First floor	67.42 sq m	-	725 sq ft
Second floor	26.90 sq m	-	290 sq ft
Total	94.32 sq m	-	1,015 sq ft

RATEABLE VALUE & EPC

The property has a current rateable value of £8,200 in the 2023 rating list. The property may benefit from small business rate relief.

An EPC is being prepared.



TERMS

The offices are available to let on a new lease for a term in excess of 3 years.

The quoting rent is £14,000 per annum. Tenants are responsible for their own utility costs.

VIEWING AND FURTHER INFORMATION

For further information, to make arrangements to inspect or to discuss how 13-15 Market Street can accommodate your business please contact:

Tapp Chartered Surveyors on 0161 989 4400

SUBJECT TO CONTRACT

Details prepared May 2024

IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein, give notice that:-

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order. Also, prospective purchasers or tenants should make all necessary enquiries with Tapp Chartered Surveyors or other agents of the vendor / landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies.
2. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
3. In making an offer, prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.
4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to identify the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the exact interest to be disposed of.
5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.
6. Any photograph or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and neighbouring area.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor or the landlord and a purchaser or tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.