

**139 SPRING LANE, RADCLIFFE, MANCHESTER,  
M26 2QX**



**407 Sq Ft (37.81 Sq M)**

- **REFURBISHED FIRST FLOOR OFFICES**
- **ALL INCLUSIVE RENT**
- **READY TO OCCUPY**



## LOCATION

The premises are situated fronting Spring Lane, within easy walking distance of Radcliffe Town Centre and within easy commuting distance to Bury Town Centre, which is approximately 2 miles to the North East.

Radcliffe Metrolink Station is less than five minutes walk.

## DESCRIPTION

The property comprises of a first floor office suite, which has been recently refurbished with three cellular offices, a fitted kitchen with a stainless steel sink unit, tiled walls and basin wall unit, and WC.

The accommodation has recently been redecorated and re-carpeted.

The entrance is communal.

## ACCOMMODATION

	Sq. ft	Sq. m
<b>Total Area</b>	<b>407</b>	<b>37.81</b>

(Measurements to be confirmed)

## SERVICES

All main services are installed, including gas fired central heating.

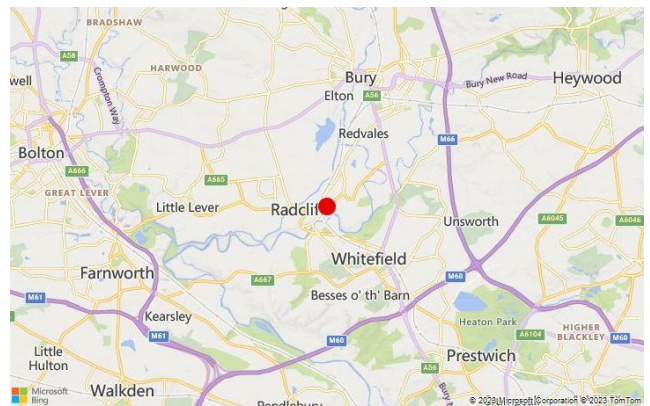
## SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## RENTAL

£8,000 all inclusive per annum.

The property is available by way of a new lease.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

The premises are described as offices and premises, with a current rateable value of £3,900 per annum.

## VIEWING

Strictly by appointment with the sole agents.

**Nolan Redshaw:**

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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Property

# 1 St Flr 139, Spring Lane, Radcliffe, Manchester, M26 2QX

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## Valuation

Current rateable value (1 April 2023 to present)

£3,900

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

## Valuations for this property

Valuations <a href="#">Help with Valuations</a>	Effective date <a href="#">Help with Effective date</a>	Rateable value
<b>CURRENT</b> 1 April 2023 to present	1 April 2023	£3,900
<b>PREVIOUS</b> <a href="#">1 April 2017 to 31 March 2023</a>	1 April 2017	£3,350

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Valuation details , Hide

Description [Help with Description](#)

Offices and premises

Local council

Bury

Local council reference [Help with Local council reference](#)

0R745313901111

Rating list [Help with Rating list](#)

2023

Effective date [Help with Effective date](#)

1 April 2023

Valuation scheme reference [Help with Valuation scheme reference](#)  
618479Base rate [Help with Base rate](#)  
£99.00Measurement method [Help with Measurement method](#)  
Net internal areaTransitional relief certificate issued [Help with Transitional relief certificate issued](#)  
NoSpecial category code [Help with Special category code](#)  
203G

How the rateable value is calculated , Hide

The Valuation Office Agency (VOA) uses a 'rental' method to value offices.

The VOA gathers information about rents paid for offices. It analyses the information and works out a price per square metre for each floor area. It also considers things like rent free periods and improvements made by the tenant.

The price per square metre is multiplied by the property floor area to get the rateable value.

Features such as air conditioning and lifts may be shown separately in the valuation.

This property is part of [valuation scheme 618479](#) which groups comparable properties together.

[More about how business properties are valued](#)

Description	Offices floor areas		Value <a href="#">Help with Value</a>
	Area m <sup>2</sup> /unit	£ per m <sup>2</sup> /unit	
First floor office	17.27	£99.00	£1,710
First floor kitchen	6.14	£99.00	£608
First floor staff toilets	2.54	£0.00	£0
First floor internal storage	6.12	£69.30	£424
First floor office	11.89	£99.00	£1,177
<b>Total</b>	<b>43.96</b>		<b>£3,919</b>

Valuation

**Total value £3,919****Rateable value (rounded down) £3,900**[Get help with this valuation](#)

## Help with current valuation

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- rateable values
- rateable value calculations

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