

TO LET/MAY SELL



PROMINENT ROADSIDE INDUSTRIAL PREMISES

Unit 3/4 Victory Park Industrial Estate
Mill Lane
Failsworth, Manchester
M35 0BG

- Prominent roadside location
- Suitable for a variety of uses including motor trade, showroom, trade counter etc.
- Excellent transport links to Manchester City Centre and the M60 ring road

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is situated on the east side of Mill Lane, Failsworth with frontage onto A62 Manchester Road which has substantial traffic flow. Junction 22 of the M60 is approximately 1.5 miles to the northeast and Manchester City Centre 4 miles to the southwest.

DESCRIPTION

The premises is constructed of brick/blockwork elevations encapsulating a concrete portal frame beneath an asbestos sheet roof which incorporates rooflights.

Internally the unit comprises warehouse space with exposed brickwork elevations, low-bay lighting and concrete flooring. The unit has been partitioned through the middle to create two separate open plan warehouse spaces, both of which, can be accessed by separate roller shutters. There is a small kitchen, toilet and office / storage space located within the front section fronting the A62.

Externally there is a secure yard that measures approximately 2,000 sq. ft.

ACCOMMODATION

According to the Valuation Office, on a gross internal basis the areas are as follows:-

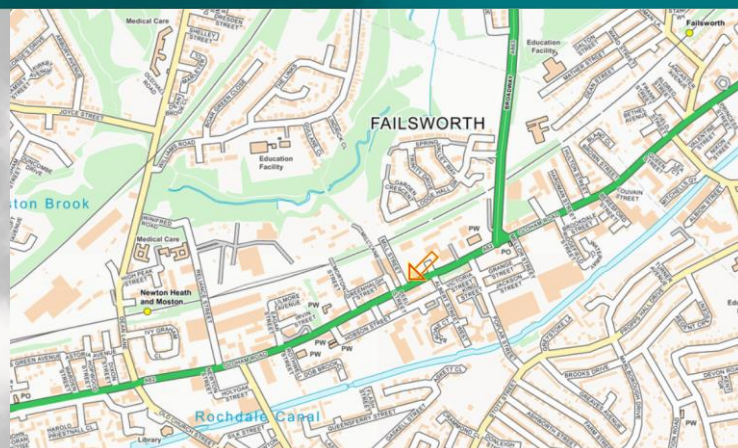
Ground Floor Warehouse	4,839 sq ft
First Floor Internal Storage	372 sq ft
TOTAL	5,211 sq ft

TENURE

Long Leasehold for a term of 999 years from 1st May 1850.

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of **£39,000 per annum exclusive**. Available from **July 2024**.



PURCHASE PRICE

Offers in the region of **£425,000** for the Long Leasehold interest.

EPC

Available on request.

BUSINESS RATES

The property has a Rateable Value of £19,000. The Rates Payable is £9,481pa (49.9p/£ - 2023/24).

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:-

W T Gunson

Matt Styles

matthew.styles@wtgunson.co.uk

Tel: 0161 833 9797

Date of Preparation: April 2024