

for sale

Two-Storey Commercial Premises

198.7 m² (2,139 ft²)



1-3 Church Street
Eccles
Manchester
M30 0DF

- Prominent High Street Position
- Part Let
- Self Contained First Floor Currently Vacant
- Ground Floor Let at £9,500 pa

MORGANWILLIAMS.com

01925 414909

Location

Prominent location in Eccles Town Centre on the corner of the pedestrianised section of Church Street and Church Road.

Eccles Railway Station is situated directly opposite. The Metro tram interchange is within a 2 minute walk of the property.

On-street parking is available in the vicinity.

Description

A two-storey commercial premises with basement, constructed of cavity brickwork under a pitched slate roof.

The ground floor and basement comprise a café to the ground floor with a fully operational function room to the basement. This area is currently tenanted,

The first floor is open plan, with WC facilities and has its own separate access. This area is vacant and The most recent use was as an office.

Accommodation

Net Internal Area

Ground	67.8 m ²	730 ft ²
First	65.4 m ²	704 ft ²
Basement	65.5 m ²	705 ft ²
Total	198.7 m²	2,139 ft²

Business Rates

Rateable Value
Ground Floor: £8,000
First Floor: £5,300

Rates Payable
Ground Floor: £3,840
First Floor: £2,544

Qualifying businesses will be eligible for Small Business Rates Relief. Enquiries should be made to the council to confirm eligibility.

Services

All mains services are connected.

Sale Price

£155,000

Tenancy Information

The ground floor and basement are occupied by Malaga Drift Coffee Co Ltd on a 5 year lease which commenced on the 1st June 2016 at a current annual rent of £9,500 plus VAT.

The rent is due to increase to £9,975 on the 1st June 2019.

Lease Terms

The first floor is currently vacant and is available to let by way of a new Tenants Internal Repairing & Insuring Lease for a flexible term for a rental of £7,500 per annum.

Tenure

Understood to be freehold.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

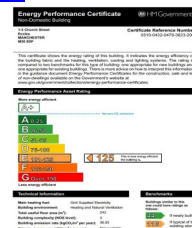
Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band E—125



E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.

18/10/2018—1-3 Church Street Eccles



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