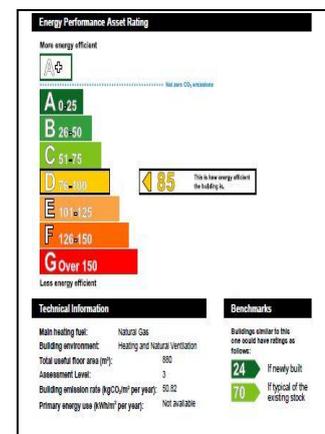


Unit 1, Hattersley IE, Stockport Road, Hyde, SK14 3QT



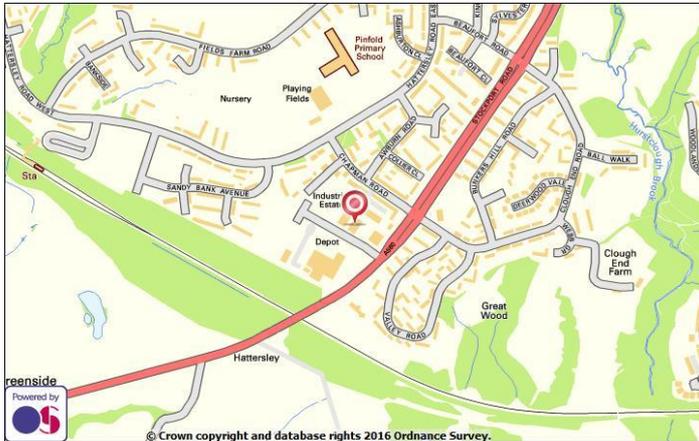
- Light Industrial / Warehouse Premises
- Detached Single Storey Unit
- 906.48 sq m (9,758 sq ft)
- 3 Loading Roller Shutter Doors
- 3 Phase
- Ample Parking to the Front
- 2 Storey Office and Facilities Section
- 0.8 miles to M67



TO LET: £40,000 Per Annum, Exclusive
FOR SALE: £380,000

LOCATION

The property lies approximately 0.8 miles from the M67 and the A57 (Hyde Road) at Mottram, 3 miles from Hyde, and 5.5 miles from junction 24 of the M60 orbital motorway. It has substantial rear exposure to the A560 Stockport Road, offering good visibility.

**DESCRIPTION**

A detached single storey warehouse or workshop premises, with a two storey office/staff facilities block. The unit benefits from 3 loading doors, ample parking to the front, and is situated on a gated, fenced site. Min eaves height is 3.81m, increasing to 4.88m in part. There is 3 phase electricity, and a gas fired warm air heating system (not tested).

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement. The gross internal floor area is as follows:

906.48 sq m (9,758 sq ft)

SERVICES

We understand that all mains services are available to the property. Prospective tenants/purchasers should make their own enquiries to satisfy themselves.

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

RENT

£40,000 Per Annum, Exclusive

PRICE

£380,000

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 and an undertaking will be required.

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).

TENURE

We have not had sight of the title deeds but are informed that the property is Leasehold. Solicitors should confirm this information.

BUSINESS RATES

The property has been assessed for rating purposes as follows:

Rateable Value: £18,000

Uniform Business Rates 2018/2019: £0.493

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

LOCAL AUTHORITY

Tameside MBC Council Offices Wellington Road Ashton-under-Lyne OL6 6DL.

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

VAT

We are informed that VAT is not payable in addition to the rent quoted.

VIEWING

Strictly by prior appointment with Breakey and 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.lettingbusinesspremises.co.uk/>

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. We have not been provided with any of the following compliance records for the property; Asbestos Management Survey & Risk Register/Annual Gas Safety Certificate/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Should you arrange to view the property, it will be assumed that you do so at your own risk.

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.

Subject to Lease/Contract VB/GDO/A 588 January 19

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

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.