

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

**1A Market Street, Heywood, Greater
Manchester, OL10 1HT**



TO LET

GROUND FLOOR RETAIL PREMISES TO LET.

Total NIA area extends to 32.57sq.m (350.13 sq.ft) or thereabouts

Good Position within Heywood Town Centre
Suitable for a number of users, subject to any necessary Landlord and planning consent if required.

£6,000 per annum.



Ref: COM190161

For more information call: **0161 925 3232**

1A Market Street, Heywood, Greater Manchester, OL10 1HT

Property Description

A ground floor mid terraced retail unit of traditional brick construction, surmounted by a hipped slate roof. The property has previously as a local newsagents taking advantages from the large footfall of Market Street in Heywood. The property would be suitable for a variety of alternative uses, subject to Landlord and any necessary planning consent.

Internally, the ground floor provides an open plan retail area, with staff WC facilities to the rear.

We understand that the premises is not elected for VAT.

The ground floor is available to let on a new full repairing and insuring basis for a term to be agreed with the Landlord and marketing agent.

EPC- To be arranged

Location

The property is situated just off the busy main high street in the centre of Heywood close to the Morrisons Superstore. The property is approximately 12 miles to the north of Manchester City Centre and is within easy reach of the M62 motorway.

Road communications are excellent and within 1½ miles of junction 19 of the M62. The subject property is located amongst a number of mainly secondary retailers.

Accommodation

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the area of the property is as follows.

Internally, the ground floor provides a largely open plan retail area, with staff WC to the rear.

GROUND FLOOR

Sales Area - 30.19sqm (324.54sqft)

WC - 2.38sqm (25.58sqft)

Total NIA area extends to 32.57sq.m (350.13 sq.ft) or thereabouts

Business Rates

For verification purposes, prospective tenants are advised to make their own enquiries Rochdale MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

Planning

Rochdale Metropolitan Borough Council, Municipal Offices, Smith Street, Rochdale, OL16 1LQ.

Tel No: 01706 647 474

Services

Mains services are available in form of Water and Electricity but no Gas Supply is present, however no checks have been made.

Website

The property along with others we are currently marketing is available to view on www.ryder-dutton.co.uk, www.onthemarket.com & www.rightmove.com

Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept.

Tel No: 0161 925 3232.

