



AVAILABLE TO LET

## Market Chambers, Radcliffe

Manchester, Radcliffe, Greater Manchester M26 1NN

Suite of Offices in Radcliffe Town Centre

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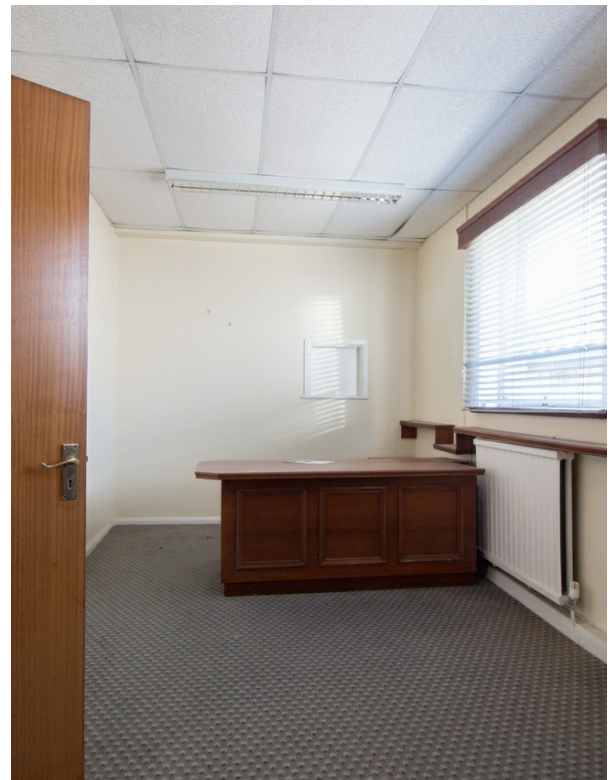
Suite of five first floor offices occupying an enviable position in the centre of Radcliffe. The premises do require some modernisation work, but the owners have listed the property at a low rent and are prepared to offer incentives in order to encourage an appropriate incoming tenant. The premises is also available to purchase under Long Leasehold Interest.

The premises comprises five individual offices, plus private male/female WCs and kitchen. Entry is via Market Place and free parking is available nearby. Local businesses include TSB, Boots and William Hill bookmakers along with smaller brands.

<b>Rent</b>	£2,760 per annum
<b>S/C Details</b>	A service charge will be applied - details to follow.
<b>Rates detail</b>	Business rates will be payable to the local authority, subject to assessment from the Valuation Office Agency.
<b>Building type</b>	Office
<b>VAT charges</b>	The quoted price is not inclusive of but may be liable for VAT at the prevailing rate.
<b>Lease details</b>	A new term of IRI lease to be agreed.
<b>EPC category</b>	E

For more information please visit:

<http://example.org/m/26859-market-chambers-market-place-radcliffe-greater-manchester-m26-1nn>



## First Floor Office Suite

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Five Offices plus WC and Kitchenette

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Low Annual Rent to Reflect Condition

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Also Available to Purchase under Long Leasehold Interest



Market Chambers, Market Place, Radcliffe, Greater Manchester, M26 1NN, Manchester, Radcliffe, Greater Manchester M26 1NN



Data provided by Google

# Units & availability

Unit	Floor	Size sq ft	Notes
Office	First	105	2.67m x 3.66m
Office	First	166	5.79m x 2.67m
Office	First	87	2.74m x 2.94m
Office	First	196	4.8m x 3.79m
Office	First	86	2.42m x 3.31m
WC	First		
WC	First		
Kitchen	First		
<b>Total</b>		<b>640</b>	

\* All sizes NIA

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<b>Airports</b>	14 miles from Manchester; 26 miles from Liverpool
<b>National rail</b>	2 miles from Kearsley; 2 miles from Clifton (Manchester); 2 miles from Farnworth
<b>Estimated rates</b>	Business rates will be payable to the local authority, subject to assessment from the Valuation Office Agency.
<b>Estimated service charge</b>	A service charge will be applied - details to follow.
<b>Legal costs</b>	Each party to be responsible for their own professional costs.
<b>VAT</b>	The quoted price is not inclusive of but may be liable for VAT at the prevailing rate.
<b>Planning class</b>	B1
<b>Lease summary</b>	A new term of IRI lease to be agreed.
<b>EPC</b>	Please visit <a href="http://example.org/m/26859-market-chambers-market-place-radcliffe-greater-manchester-m26-1nn#data-room">http://example.org/m/26859-market-chambers-market-place-radcliffe-greater-manchester-m26-1nn#data-room</a> for the EPC certificate.



Notes:

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