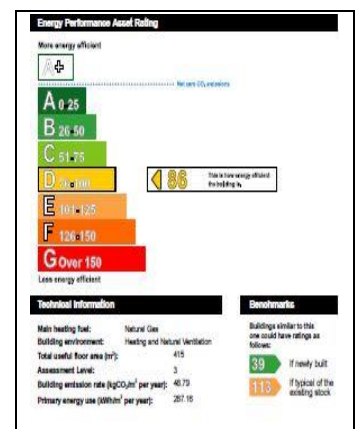


Two Bridges Mill, Two Bridges Road, Newhey, Rochdale, Lancashire, OL16 3SR



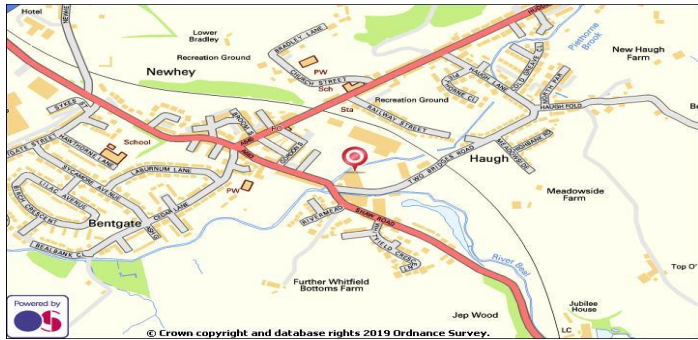
- Workshop, Warehouse and Business Units
- From 91.04 sq m (980 sq ft) – 353.03 (3,800 sq ft)
- Flexible Terms
- On-going Site Improvements
- Suitable for a Variety of Business Uses
- Close to Junction 21 M62 (Milnrow)
- Close to Metrolink



TO LET: From £6,500 Per Annum, Exclusive

LOCATION

The units form part of Two Bridges Mill, on Two Bridges Road, within the village of Newhey, approximately 0.6 miles from junction 21 of the M62, 1 mile from Milnrow Village centre and 1.7 miles from Shaw town centre. The mill is at the junction of Two Bridges Road and Shaw Road, with access from either, and the site is within walking distance of Newhey Metrolink.

**DESCRIPTION**

Former cotton mill premises, divided into workshop units and recently acquired by our client. They are undergoing improvement, including updating the units, and external areas, and parking. Each unit has its own w/c facility and is separately metered for electricity use. Potential uses for the units could include joinery, storage, vehicle storage, workshop or body shop, along with possible leisure uses, subject to consent.

VAT

We are informed that VAT is payable in addition to the rent quoted.

ACCOMMODATION

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

Lower Ground Floor	353.03 sq m	(3,800 sq ft)
Unit 15	92.90 sq m	(1000 sq ft)
Former Garage Unit	91.04 sq m	(980 sq ft)
8a	124.58 sq m	(1,341 sq ft)
8	93.64 sq m	(1,008 sq ft)

SERVICES

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

BUSINESS RATES

Prospective tenants are advised to check business rates payable with the Local Authority.

TERMS

The units are available for terms to be agreed on a full repairing and insuring basis. Tenants reimburse the Landlord for the cost of buildings insurance.

RENT

Lower Ground Floor	£12,000 per annum
Unit 15	£12,000 per annum
Garage	£6,500 per annum
8a	£8,500 per annum
8	£6,500 per annum

LEGAL COSTS

Tenants are to be responsible for Landlords reasonable legal costs incurred in the preparation of Lease documentation and an undertaking will be required.

LANDLORD & TENANT ACT 1954

The leases 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).

LOCAL AUTHORITY

Rochdale MBC Municipal Offices Smith Street Rochdale OL16 1XU
(w) www.rochdale.gov.uk

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/A566 May 19