▪ Trading Garage / MOT Business
▪ 160.86 sq m (1,731 sq ft)
▪ Secure Walled and Gated Yard Area
▪ Long Established
▪ Unit to Let
▪ Plus Consideration for Equipment and Goodwill
  - Price on Application

TO LET: Rent and Price on Application
'The Garage' is located in well-established commercial area at what is known as Railway Sidings, just off Commercial Brow, approximately 0.7 of a mile from junction 3 of the M67, 1 mile from Hyde Central railway station, and 3 miles from junction 24 of the M60 orbital motorway.

A purpose built garage and MOT premises, within its own gated and walled/fenced yard, along with a portacabin providing staff facilities. The business has traded for many years, is well known, and has an established, repeat client patronage.

This long established business unit is available 'To Let' plus a consideration for the goodwill and equipment.

The property has been assessed for rating purposes as follows: Rateable Value: £15,500 Uniform Business Rates 2018/2019: £0.493 Prospective tenants must check and confirm rates payable with the Local Authority.

Tameside MBC Council Offices Wellington Road Ashton-under-Lyne OL6 6DL (T) 0161 342 8355 (W) www.tameside.gov.uk

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

Strictly by prior appointment with the agent. Please refer to the notes section below.

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 www.bpf.org.uk

Important Note. 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. 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. 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/AS564 August 18