

# LEASE FOR SALE

INCENTIVES AVAILABLE

Unit 2, Universal House,  
Elizabethan Way  
Milnrow  
OL16 4BU



## Location

The site fronts Elizabethan Way, in between Milnrow town centre and J21 of the M62. Milnrow Metrolink Station is a 2 minute walk away.

The premises form part of the ground floor of Universal House which adjoins a new 17,000 sq ft Aldi. There are a total of 15 dedicated car parking spaces immediately in front of Elizabethan House.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,238	115.0

## Rent

Commencing rent of £23,000 per annum exclusive.

## Tenure

Assignment of a 10 year lease effective fully repairing and insuring lease from 2017 with the benefit of a tenant only break clause at the end of Year 5. Consideration will also be given to subletting for a shorter period.

## Business Rates

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Rochdale Borough Council.

## EPC

Energy Performance Asset Rating - C

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared June 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuinness

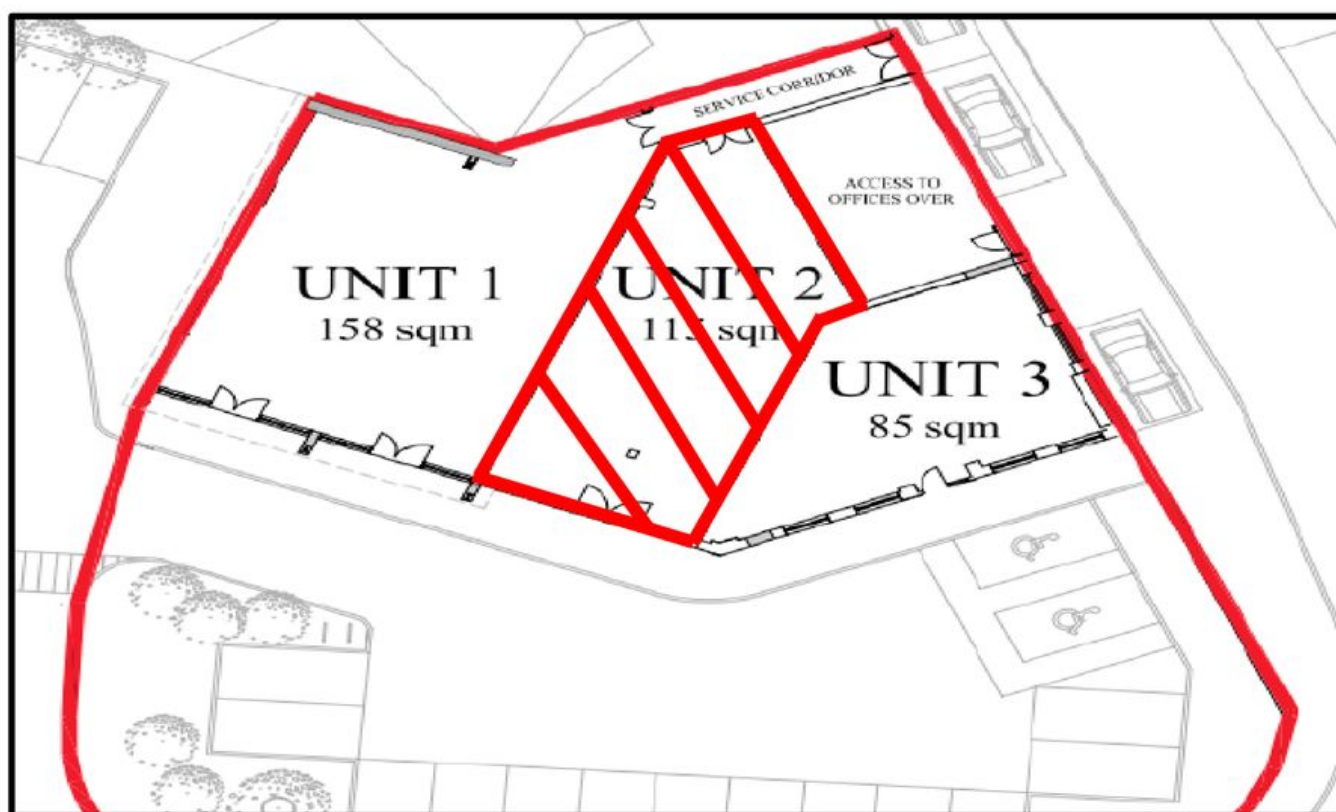
+44 (0)7769 641622

[andrew@barkerproudlove.co.uk](mailto:andrew@barkerproudlove.co.uk)

Phil Coombes

+44(0)7715 678 426

[phil@barkerproudlove.co.uk](mailto:phil@barkerproudlove.co.uk)



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