

# Ashton-under-Lyne

Office 1, Angel Hotel, 1 Old Street, OL6

To Let: 260 Sq.ft Fully refurbished, self contained office premises in Ashton town centre



## Summary

**Demise** 1 Floor

**Size** 245 sq ft (22.76 sq m)

**Rent** £7,800 per annum

**Rates Payable**

**Viewing** strictly by prior appointment with MBRE

## Summary

<b>Available Size</b>	245 sq ft
<b>Rent</b>	£7,800 per annum
<b>Business Rates</b>	N/A
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	C

## Key Features

- Forming part of the fully refurbished residential and commercial Angel Hotel
- Ground floor office with private kitchen and toilet facilities
- Suitable for a variety of office/E use class operators
- £650 per calendar month all inclusive rent/£7,800 per annum
- RV: £TBC - Expected Nil payable rates
- New Lease - Terms to be agreed

## Description

The property occupies the ground floor of a recently refurbished mixed residential and commercial building and provides self contained office accommodation with kitchen & toilet facilities.

Office: 245 Sq.ft overall - 16'3" x 16'0 plus 3'4" x 3'7" less w/c 3'6" x 7'4".

## Location

The property is located on Old Street in Ashton-under-Lyne and is a short drive to Stalybridge and the M60 Motorway.

- Stalybridge: 2 miles.

-M60: 1.5 miles.

## Rateable Value

RV: £TBC - Anticipated 100% SBRR - Nil rates.

Interested parties contact TMBC - 0161 342 2233.

## Terms

Available on a new Lease with terms to be agreed.

## Rent

£7,800 per annum - £650 pcm all inclusive

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant

## Service Charge

The Landlord will levy a Service Charge forming part of the all inclusive rent.

## EPC

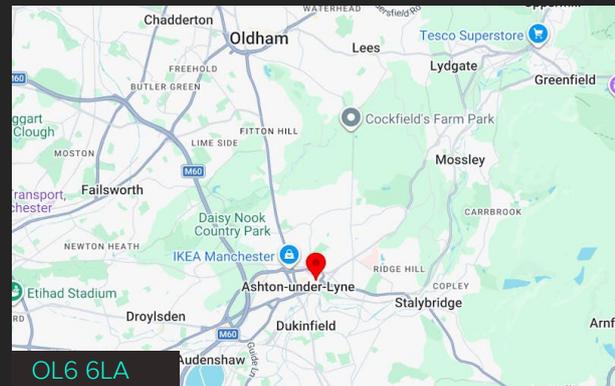
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## Utilities

Mains services are available including electricity, water & drainage

## Legal Costs

Tenant to contribute £500+VAT towards Landlord legal costs



## Viewing & Further Information



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