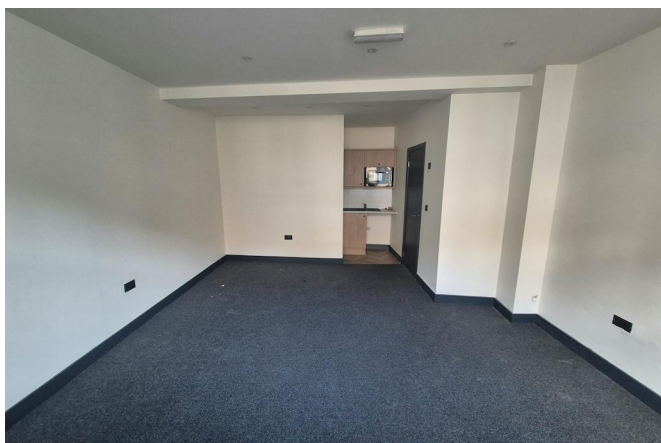


Ashton-under-Lyne

1 Old Street, OL6

To Let: 237 Sq.ft Self contained ground floor office premises



Summary

Demise 1 Floor

Size 237 sq ft (22.02 sq m)

Rent £700 per sq ft

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	237 sq ft
Rent	£700 per sq ft
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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: 237 Sq.ft overall - 14'2" x 20'5 less 7'3" x 3'7" less w'c 8'6" x 3'0".

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.

Terms

Available on a new Lease with terms to be agreed.

Rent

£8,400 per annum - £700 pcm all inclusive

Term

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

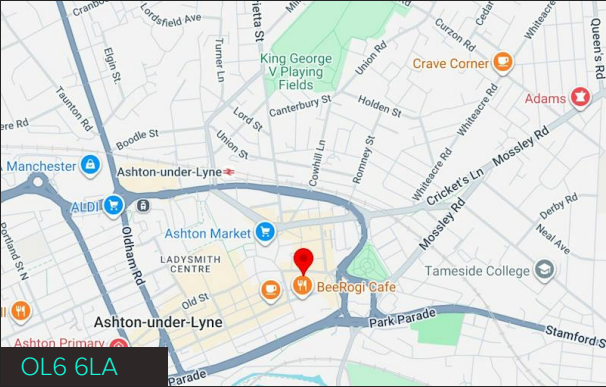
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Utilities

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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