

HIGH STREET PROPERTY / CLASS E

The Mill House, 6 Worsley Road, Worsley M28 2NL



Rent: £28,500 PA

Ground Floor Area

2,182 Sq ft / 203 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuinness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

GROUND FLOOR PREMISES TO LET - SUITABLE FOR RETAIL/LEISURE/OFFICE USE (SUBJECT TO PLANNING)**Location:**

Worsley is an affluent suburb approximately six miles west of Manchester City Centre. This character property enjoys a prominent and highly visible location on Worsley Road (A572) directly off Junction 13 of the M60.

The building sits in an enviable location adjacent to the picturesque Bridgewater canal and the recently regenerated Delph Basin. Nearby occupiers include The Delph Restaurant & Bar adjacent, The John Gilbert Pub, Novotel, George's Restaurant & Bar and Worsley Park Marriot Hotel.

These ground floor premises are cellular in layout and comprises three separate offices and kitchen/toilet facilities at the front with an additional office, board room and storage room to the rear. Parking is available immediately in front of the premises and off-street parking is also available nearby. Currently occupied by a residential estate agency, these premises are fitted out as offices to a high standard and an early viewing is recommended.

Accommodation:

The premises are arranged over ground floor only and comprise the following approximate floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	2,182	202.71

Rent:

£28,500 per annum exclusive

Tenure:

Subject to vacant possession from the existing tenant, the premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £16,750 in 2023. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - Available on request

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.

Date Prepared:

March 2023

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. March 2023

