

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

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