

HIGH STREET PROPERTY / CLASS A1

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



**barkerproudlove**  
retail property consultants

**Rent: £20,000 PA**

**Area**

1,000 Sq ft / 93 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**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 new 17,000 sq ft Aldi. There are a total of 15 dedicated car parking spaces immediately in front of Elizabethan House.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1238	115.01

**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.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**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.

**Date Prepared:**

February 2020

Subject to Contract

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