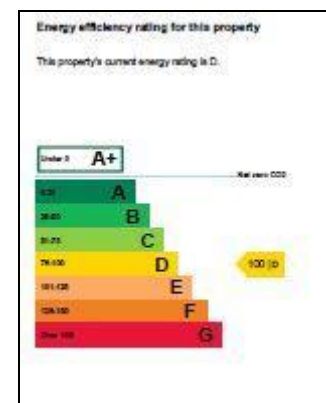


## Former Audenshaw Library, Ryecroft Hall, Manchester Road, Audenshaw, Greater Manchester, M34 5GJ



- **Former Library Premises**
- **430.94 sq m (4,639 sq ft)**
- **Prominent Main Road Position**
- **Opposite Audenshaw Metrolink Tram Stop**
- **Close to Snipe Retail Park**
- **Would Suit Nursery, Gym, Pre-School, Office Use**



**TO LET: £30,000 Per Annum, Exclusive**

## LOCATION

The buildings is located facing the Audenshaw interchange fronting Manchester Road, close to Snipe Retail Park, and forms part of Ryecroft Hall Park, which was gifted to Tameside Metropolitan Council in 1922. It is approximately 0.7 miles from junction 23 of the M60, 1.8 miles from Ashton under Lyne town centre, and 4.5 miles from Manchester city centre. The Metrolink system runs close by with the nearest tram stop immediately opposite the property.



## DESCRIPTION

A detached and self-contained former library premises, which is part of the Ryecroft Hall Park, and now available to lease. The property comprises a garden area to the front, fenced area to side, which has previously been used as a children's play area, and two separate buildings. The main building is the former Audenshaw Library, and comprises a series of rooms ranging in size, along with staff and visitor facilities. The smaller, separate building to the side houses a kitchen and store room.

Previous uses since the library relocated have included a pre-school and nursery, and alternative uses including office, leisure, nursery, gym etc. will all be considered.

Some parking is available on site, along with on street parking.

## ACCOMMODATION

From measurements taken on site, we understand that the accommodation extends to the following approximate net internal floor area;

**430.94 sq m (4,639 sq ft)**

## TERMS

The property is available for a term to be agreed on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

## SERVICES

We understand that all mains services are available to the property, however, prospective Tenants should make their own enquiries to confirm that current supplies meet any specific requirements.

## RENT

£30,000 per annum, exclusive

## LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter.

## LANDLORD & TENANT ACT 1954

The lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

## BUSINESS RATES

The property has been assessed for rating purposes as follows:

Rateable Value: £13,250

Uniform Business Rates 2020/2021: £0.512

Prospective tenants must check and confirm rates payable with the Local Authority.

## LOCAL AUTHORITY

Tameside MBC Council, Tameside One, PO Box 317, Ashton-under-Lyne - (T) 0161 342 8355 (W) [www.tameside.gov.uk](http://www.tameside.gov.uk)

## VAT

Please note that the rent is quoted exclusive of, but may be subject to the addition of VAT.

## VIEWING

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

## NOTE:

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at <http://www.rics.org>

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation.

We have not been provided with any of the following compliance records for the property: Asbestos Management Survey & Risk Register/Annual Gas Safety Certificate/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Viewing is at prospective purchasers/tenants own risk.

Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract VB/GDO/A693 March 21

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | [info@breakeynuttall.co.uk](mailto:info@breakeynuttall.co.uk) W | [www.breakeynuttall.co.uk](http://www.breakeynuttall.co.uk)

Regulated by RICS

**Important Notice:** Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.