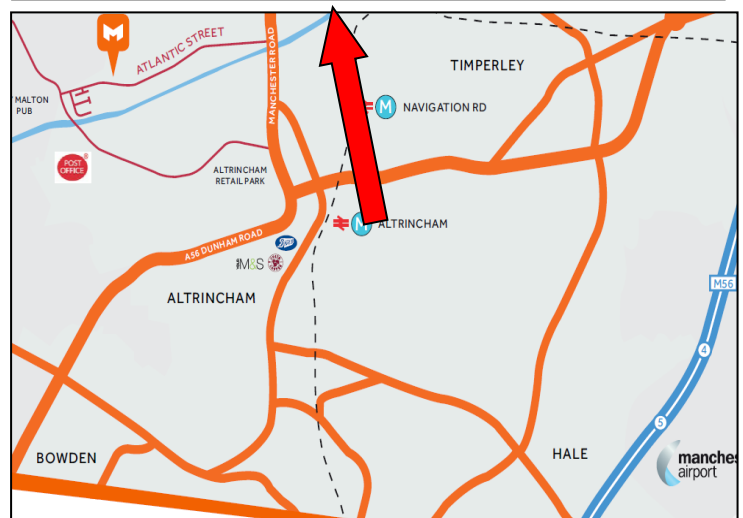


WORKSHOPS & LAND TO LET – SHORT TERM LEASE



**LAUREL BANK, HARTINGTON ROAD
ALTRINCHAM, WA14 5LY**



Location

The buildings and land are located on Hartington Road in Broadheath which is situated off the A56 Chester Road which provides direct access to M56 and M60 motorway network.

Description

The property comprises two brick detached workshops both with roller shutter access with one containing a vehicular inspection pit. There is a further portacabin providing office accommodation. There yard is partially concreted with the remainder hardcore with the entire property being secured by fence.

Unit 1	976 sq ft
Unit 2	550 sq ft
Portacabin	135 sq ft
Site	0.28a

Rental

£17,500 per annum exclusive.

Lease

The premises are available by way of a new internal repairing and insuring lease for a term of 12 – 24 months. The lease will be contracted out of the security of tenure provisions.

Business Rates

Under the terms of the lease, the tenant will be directly responsible for the payment of non-domestic business rates.

Outgoings & Building Insurance

The tenant will be directly responsible for all outgoing in relation to the property and will reimburse the landlord for buildings insurance.

Legal Costs

Each party to be responsible for their own legal costs in relation to the transaction.

VAT

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Rentals and outgoings are quoted exclusive of, but may be liable for VAT.

Viewing

By appointment with Regional Property Solutions - 0161-927-7824.

August 2018