

TO LET

UNIT 17 FAILSWORTH INDUSTRIAL ESTATE
MORTON STREET, FAILSWORTH, M35 0BN



- The unit is situated just off Oldham Road (A62)
- Local transport links to both Oldham & Manchester
- Secure Roller shutter door
- Separate personnel door

Location

The property is situated just off Oldham Road (A62). The unit is approximately 2.5 miles northeast of Manchester and 1 mile southwest of Failsworth Town Centre. The surrounding area is predominantly industrial and commercial in character. Access to the northwest motorway network is readily accessible by means of the A62 leading to Junction 22 of the M60 motorway.

Description

The property comprises a level workshop/storage unit of brick construction under a steel roof. Internally, the unit comprises a ground floor workshop/storage space with WC facilities to the rear. A mezzanine area at the rear provides 2 offices. Specifications include fluorescent strip lighting, suspended ceilings to offices, concrete floor to ground floor, ground level loading door behind a secure roller shutter fronting onto the industrial estate with a separate personnel door to the side. Mains services include electric, water and drainage.

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition), the Gross Internal Floor area (IPMS 2) is 75.52 m² / 813 sq. ft. ground floor with 2 mezzanine offices totalling 31m² / 334 sq. ft.

Service Charge

A service charge and insurance rent are payable to cover the costs of insuring the buildings, grounds maintenance, cleaning of common areas and management of the estate.

A service charge is payable. 2021 / 2022 budget estimate £350.

Proposed Lease Terms

Guide rent £6,950 per annum with an additional service charge.

The property is available on a full repairing and insuring basis for 6 years.

Legal Costs / Surveyors Fees

Professional Fees £750.

The incoming tenant is responsible for the cost of the professional fees incurred during the course of the transaction.

Business Rates

Rateable Value - £3,500

Rateable Value x Business Rates Multiplier (21/22) = Business Rates Payable

£3,500 x 0.499p = £1,746.50 Approx. business rates payable

Your business may be eligible for small business rates relief. To find out more contact Oldham Council on 0161 770 6677 or at business.rates@oldham.gov.uk

Planning

The incoming tenant is responsible for ensuring that relevant planning permission is in place for their proposed use.

Please contact Oldham Council Planning on 0161 770 4105.

EPC – This property’s rating is D

Energy performance certificate (EPC)

Unit 17 Fallsworth Industrial Estate Morion Street, Fallsworth MANCHESTER M35 0BN	Energy rating <div style="font-size: 2em; font-weight: bold; color: white; background-color: black; padding: 5px; display: inline-block;">D</div>	Valid until: 22 March 2029 Certificate number: 0270-6340-0341-2970-9070
---	--	--

Property type B1 Offices and Workshop businesses

Total floor area 117 square metres

Rules on letting this property

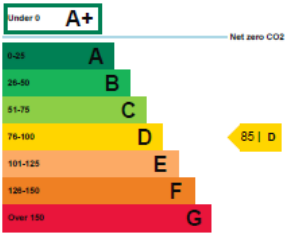
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 29 | B

If typical of the existing stock 86 | D

For more information about this property, please contact:

Mark Draper

Email: mark.draper@unitypartnership.com

Misrepresentation Act: In relation to The Misrepresentation Act 1967, Unity Partnership for themselves, the lessors and the vendors give notice that: (i) This set of particulars is set out as guidance for the intending purchaser/tenant, licensee or third parties do not constitute any part of an offer or a contract. (ii) All statements in these particulars are made without the responsibility of Unity Partnership. We cannot guarantee or warrant the accuracy, completeness, factual correctness or reliability of any information that has been gained from third parties (this includes inaccuracies or typographical errors). (iii) While the descriptions, dimensions and other statements given in these particulars are believed to be correct by Unity Partnership, none of the statements contained herein may be relied on as a statement or representation of fact. (iv) Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. (v) The property is offered subject to contract and to still being available at the time of enquiry and no responsibility can be accepted by Unity Partnership for any expense incurred. (vi) Unless stated otherwise, all prices and rents are quoted exclusive of VAT.

Application For Lease

Property Address: Unit 17 Failsworth Industrial Estate, Failsworth, M35 0BN

Intended use of premises:

.....

Yearly rent offered: £.....

Full name (including trade name if applicable)

.....

Telephone no: Mobile no:

Email Address:

Date of birth: ... / ... / ... National Insurance number:

Address:.....

Postcode: Length of time at current address:

If less than 5 years please provide your previous addresses Inc. postcode:

.....

.....

Please provide the following documents

- Copy of passport & driving licence**
- Proof of address, i.e. Recent utility bill**
- Bank reference (showing evidence that your bank is aware of the financial commitment if successful)**
- Proof of funds, i.e. Bank statement showing ability to pay 3 months' rent**
- Two trade references (if no trade experience, please provide two personal references - at least one from someone in a position of authority)**
- Commercial landlord reference (if applicable)**

Name & address of solicitor (if applicable):

.....
.....

Previous business experience:

.....
.....

Address of commercial property occupied in the last 5 years:

.....
.....

Research undertaken to ensure the premises are suitable for your use:

.....
.....

Any other information to support your application:

.....
.....

Signed: **Date:**

Please return the completed form to:

Mark.Draper@Unitypartnership.com