



TO LET

Healey Mill, Whitworth Road, Rochdale. OL12 0TF

Substantial Manufacturing Facility

Well established prominent main road fronted commercial premises

- 52,600 sq ft approx GIA
- Good sized staff car park
- Excellent Power Supply
- Additional circa 1.5 acres land to the rear (potential further parking/yard subject to planning permission)
- New Lease Available

ANNUAL RENT : £150,000

VIEWING: BY APPOINTMENT THROUGH AGENT

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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Healey Mill, Rochdale. OL12 0TF.

LOCATION / SITUATION

This substantial property fronts Whitworth Road approximately 1 mile to the North of Rochdale Town Centre.

The Property is approximately 3 miles from junction J20 of the M62 motorway.

The property is in a predominantly residential area.

DESCRIPTION

The property is of a variety of traditional stone and brick constructions and forms a well established manufacturing facility with many features including:

- Excellent power supply
- Gas supply
- Loading Bay
- Ample offices, canteen and WC facilities.
- Rear Yard
- Staff Car Park

According to the VOA website the GIA is approximately 52,640 sq.ft (4,890.4sq.m)

SERVICES

We are advised that the property is connected to all the main services.

Services are not checked by Barton Kendal and purchasers should satisfy themselves as to the working order.

TERMS

A new FRI lease for a term to be agreed at an annual rent of £150,000

RATES

We are advised that the property is assessed for rates as follows
Rateable Value £82,500

Interested parties should make their own enquiries with the Valuation Office in order to ascertain the rateable value.

EPC - Available on request.

VAT

All the above figures are exclusive of but may be subject to VAT.

VIEWING

Strictly by appointment with joint agents
BARTON KENDAL (01706) 353794 - Marc Wright
BCRE - (0161) 636 9202- John Barton



* Redline and Blue lines for illustration purposes only. Boundaries to be confirmed by the purchaser's solicitor.

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