

To Let
Available April 2024



High Quality Ground Floor Business Unit

721 SQ FT (66.98 SQ M)

📍 GROUND FLOOR, 2-4 BEECH STREET, RADCLIFFE, MANCHESTER, M26 1GH

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Turner Westwell
Commercial Agents

KEY FEATURES

- Available from April 2024
- High quality ground floor business unit
- Well presented accommodation
- Double display window
- Self-contained
- On street parking to front of property
- Approximately 0.5 miles from Radcliffe Town Centre and Whitefield
- Suitable for a range of uses, including professional office, clinic, retail unit, cafe, or other uses
- 2 x WCs and modern kitchen
- 100% Business Rates Relief - subject to Tenant status
- Gas central heating
- £792 per calendar month, plus VAT (£950.40 per calendar month)



LOCATION

The property is located on Beech Street, close to its junction with Stand Lane, approximately 0.5 miles from both Radcliffe and Whitefield centres.

The immediate area is a mixed-use, predominantly residential area consisting of terraced, detached and apartment style housing.

DESCRIPTION

The subject property comprises a detached, mixed-use property with attractive rendered elevations beneath a pitched and tiled roof covering.

The available accommodation is situated at ground floor level and comprises a well presented retail unit with two display windows and central doorway. The accommodation has a number of treatment rooms off the main floor space, in addition to disabled WC and kitchen.

The accommodation may be suitable for a range of uses, including professional office, clinic, retail unit, cafe, or other uses.

There is on street parking to the front of the property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	66.98	721

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. The property is heated via gas central heating to panel radiators. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available from April 2024, by way of a new lease for a term of years to be agreed.

RENTAL

£792 per calendar month/£9,504 per annum plus VAT (£950.40 per calendar month/£11,404.80 per annum).

The rent excludes heating, lighting and water costs which are charged in addition by the Landlord.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £7,400, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.**

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of B(46). The certificate is valid until 14th July 2031. A full copy of the Report is available upon request.



VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

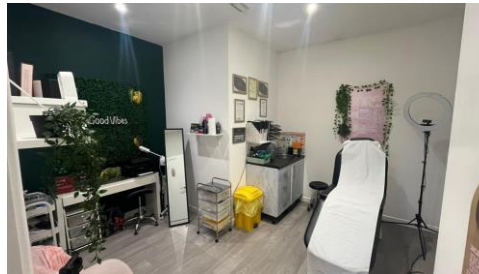
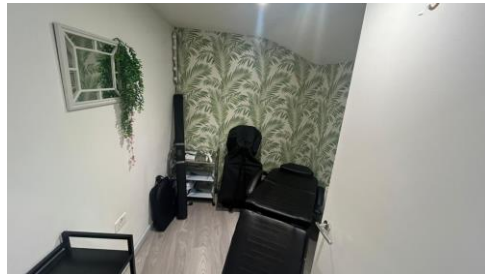
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.