



## **TO LET (MAY SELL)**

**RIVERSIDE HOUSE, HADFIELD STREET, DUKINFIELD, SK16 4QX.**

The ground floor: 2,126 sq ft First floor: 2,126 sq ft.

Detached Offices with parking

- \* Ground Floor let on a 5 year lease
- \* New lease available on the 1<sup>st</sup> Floor

**FIRST FLOOR RENT: £21,000 p.a Exclusive**

**ASKING PRICE: £330,000**

**VIEWING: BY APPOINTMENT WITH SOLE AGENT**



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

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# RIVERSIDE HOUSE, HADFIELD STREET, DUKINFIELD

## LOCATION

Riverside House is located on Hadfield Street, off Shepley Road/Ashton Street (B6169). The property is within a 5 minutes drive of J23 and J24 of the M60 motorway. Local occupiers include Turner Bianca, The Hyde Group, Parker International, Hexpol and Ritrama.

## DESCRIPTION

The property is a detached two storey office building where the ground floor is occupied on a 5 year lease by Highwire Limited. The ground floor is 2,126 sq ft and the first floor is 2,126 sq ft. The property benefits from the following:

- W/Cs
- A kitchen
- The majority of the space is open plan with some office rooms
- Approx 8 car parking spaces come with the first floor (16 in total with the building)
- Carpeted and lit throughout
- Gas central heating system
- Alarmed and fire alarmed

## LEASE TERMS

The property is offered "To Let" by way of a new tenants Internal repairing and insuring lease for a term of years to be agreed, incorporating periodic rent reviews.

## PRICE/RENTAL

The first floor is available to rent and the quoting rent is £21,000 per annum inclusive of the service charge.

Alternatively, the vendor may give consideration to a sale of the whole property at a price of £330,000.

The property will be sold on a long leasehold basis where there is approx. 132 years left on the lease and the ground rent is approximately £6,000 per annum

## VAT

All prices quoted are exclusive of VAT. We are advised that the rent WILL BE subject to VAT.

## RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value:	Gnd Floor -	£13,500
	1 <sup>st</sup> Floor -	£16,500

All parties are advised to satisfy themselves as to the Rateable Value.

EPC - Available on request

## SERVICES

All mains services are believed to be connected.

We do not check services or equipment and as such, cannot guarantee that they are in working order

## PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

## SUBJECT TO CONTRACT

The property is offered subject to formal contract/lease.

## VIEWING STRICTLY BY APPOINTMENT WITH JOINT LETTING AGENTS -

**BARTON KENDAL** - Contact Marc Wright 01706 353794  
**BCRE** - Contact John Barton - 0161 636 9202



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