



Rochdale Road
M9 6FQ

Rental £750 Monthly
1 Bedroom Land (Commercial)
Available Now

Manchester, 503-505 Bury New Road, Prestwich, Manchester, M25 1AD
Email: lettings@normie.co.uk | Tel: 0161 773 7715

Opening Times: Mon 09.30 - 17.30 | Tue 09.30 - 17.30 | Wed 09.30 - 17.30 | Thurs 09.30 - 17.30 | Fri 09.30 - 17.30 | Sat 09.30 - 12.30 | Sun Closed

* Furnished

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Situation

Directions

Further Information

The deposit required is £0

Accommodation

Further Information

Strictly by prior appointment through agents Normie and Company for the attention of: Josh Gertler:
Josh@normie.co.uk / 0161 773 7715

Lease Terms

The premises are to be made available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs.

Misrepresentation Act 1981

There property details are intended to provide a fair description of the property and prospective lessees/purchasers must satisfy themselves as to their accuracy.

Rateable Value

Interested parties should make their own enquiries with Local Rating Authority. We are verbally informed that the property has a rateable value of £6,200.00

Rent

£9,000 per annum

All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	