

TO LET

Office accommodation with public counter



28 – 30 CHURCH STREET

Eccles

M30 0DF

- **Prominent Town Centre location**
- **Suitable for a variety of uses, subject to planning**
- **Flexible terms**

296.25 sq m (3,190 sq ft)



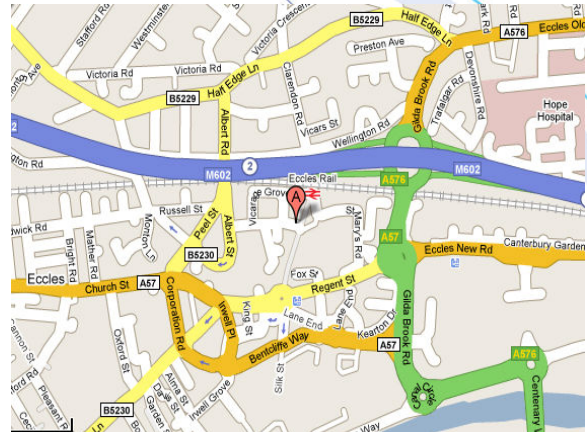
28 – 30 CHURCH STREET

ECCLES, M30 0DF

LOCATION

The subject property is located at the corner of Church Street and John William Street in the centre of Eccles in close proximity to all local amenities and public transport links including Eccles railway station within a short walking distance.

The premises are also highly accessibly via the local and national road network in addition to being excellently located for the national motorways with the M602 being nearby.



DESCRIPTION

The property comprises a corner end terrace building of brick construction with a predominately pitched roof. The accommodation is arranged over ground, first, second and basement levels with the benefit of a public counter on the ground floor.

The property has frontage to the pedestrianised Church Street and is a short distance from the public pay and display car park on John William Street.

Internally the premises offer a variety of offices in both cellular and open plan format.

TERMS

The accommodation is available by way of an assignment or sub-letting of our client's existing lease due to expire on 25 July 2014.

The current passing rent is £15,400 pax.

Please note the accommodation may split depending on terms agreed.

ACCOMMODATION

The accommodation has been measured on a net internal basis and extends to the following approximate total areas:

Description	Sq M	Sq Ft
Ground floor	142.67	1,536
First floor	46.41	500
Second floor	31.65	341
Basement	75.52	813
Total	296.25	3,190

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing please contact:

Rupert Lowe
Tel: 0151 255 0755
Fax: 0151 255 1181

Email: rupertlowe@keppiemassie.co.uk

BUSINESS RATES

Interested parties are advised to contact the Local Rating Authority for further information on 0161 794 4711.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they may be liable.

Or our Joint Agent., Jon-Paul Hardman on 0161 817 3399



SUBJECT TO CONTRACT



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