



## Royton Health & Wellbeing Centre

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Contact us on:

**0161 431 0660**

### Location

The premises occupy a prominent position at the entrance to Royton Health and Well Being Centre, which is located immediately adjacent to the new **Royton Leisure centre**. There is dedicated car parking to the front of the premises and other nearby occupiers include **Well Pharmacy, Coop Food, Lidl and Pound Bakery**.

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### Accommodation

The property comprises a ground floor lock up shop with dual access onto Park Street and internally into the medical centre.

Ground Floor:	1,356 sq ft	125.97 sq m
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### Lease

The premises are held on a lease for a term expiring 10 October 2035.

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### Rent & Review

The rent passing is £58,573 pax, subject to annual increases every 1 April to RPI.

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## Business Rates

The Valuation Office has confirmed that the premises are assessed for rating purposes as follows:

Rateable Value (2017): £95,000

There are currently no business rates payable.

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## Viewing

Strictly by arrangement via agents Hynes Illingworth:

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