

# FOR SALE



MODERN DETACHED TWO STOREY OFFICE BUILDING WITH SINGLE STOREY WAREHOUSE/WORKSHOP FACILITY ON PRIVATE SECURE PLOT ACCOMMODATING 16 CAR PARKING SPACES.

4,156 sq. ft (386sq m)

LEE STREET/BISLEY STREET, WERNETH, OLDHAM, OL8 1EH

# PROPERTY DESCRIPTION

The property is detached modern two storey office building with an incorporated single storey storage warehouse/workshop area. The construction is of brickwork with a tiled pitched roof on the two-storey element. The single storey element has a solid concrete floor and is generally open plan in layout and has a pitched steel decked roof supported on steel beams and incorporates 20% translucent roof panels.

Internally the two-storey element accommodates separate office areas at both ground and first floor level, together with entrance reception, kitchen, and staff washroom/WC facilities.

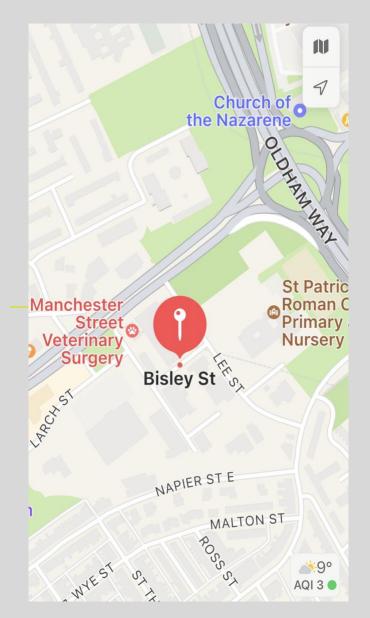
An inspection viewing is highly recommended.



## PROPERTY I OCATION

The property is very prominently located at the junction of Lee Street and Bisley Street on the edge of Oldham town centre in the popular and very well-established Oldham OL8 postcode.

The immediate locality is primarily characterised with commercial, industrial, and retail uses together with some professional practices.



# **EXTERIOR PHOTO**



# FURTHER INFORMATION

Rare purchase opportunity close to town centre and in popular OL8 postcode.

Prominent junction of Lee Street and Bisley Street.

Suit various uses; commercial, professional offices/private practice.

institutional/educational/religious – subject to necessary consents

Private on-site car parking spaces (16).



# **SERVICES**

We understand that all mains' services are available.

#### **ENERGY PERFORMANCE**

Certificate available on request.

#### RATES

Property removed from Rating List 1 April 2020.

### **TERMS**

This property is offered For Sale at a price of £395,000.

## **TENURE**

The property is held on a new/recently renewed 150-year ground lease from Oldham MBC with an annual ground rent of £5,000 payable.

# **VIEWING**

Following Sole Agent:

Mark Warburton Properties LLP

T: 0776 997 0244

E: mark@mwproperty.co.uk

## FLOOR AREA

The property extends to an internal floor area of 4,156 sq ft as follows:

Ground Floor Offices etc: 1,295 sq ft First Floor Offices etc: 1,295 sq ft Single Storey Warehouse: 1,546 sq ft

Total: 4,156 sq ft



#### Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its sate of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.