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CHARTERED SURVEYORS

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 LOCATION

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

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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

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