



markwarburton

CHARTERED SURVEYORS

TO LET / MIGHT SELL



LONG ESTABLISHED FORMER RESTAURANT BUILDING SUITABLE FOR ALTERNATIVE USES (subject to consents).

1,710 sq. ft (159 sq. m)

57-59 HIGH STREET, LEES, OLDHAM, OL4 3BN

PROPERTY DESCRIPTION

The property has traded as a restaurant for a period of around 30 years, initially as a Chinese/Cantonese establishment, and in more recent years as an Italian restaurant.

It is a traditional village centre end of terrace two storey stone building with a pitched stone tiled roof and has been extensively remodeled internally to provide a light, open plan, contemporary feel, with open staircase, bar area, separate bar areas and reception. There are timber floors, vaulted roof with exposed timber trusses/beams and Velux windows and double glazing.

Washroom facilities are positioned at both ground and first floor levels.

Close by free car parking facilities within the village.



PROPERTY LOCATION

The property occupies a very prominent position within the centre of Lees village in a well-established retail, commercial and residential locality.

The main A669 High Street/Lees Road passes straight through the village and the property fronts directly onto this at the junction with New Street. The property is well placed within the village and for easy access to Oldham town centre and the popular rural/semi-rural district of Saddleworth which is a 5 minutes' drive away.





SERVICES

We understand that all mains' services are available to the property.

RATES

Rateable Value £16,000.

ENERGY PERFORMANCE

Certificate on request.

TERMS

The property is available under the terms of a new lease to be drafted on a full repairing basis and at an initial rent of £30,000/annum.

Consideration will be given to a potential sale with fuller details on application.

VIEWING

By prior appointment with the agents:

Mark Warburton: 0776 997 0244

Kirkham: 0161 626 5688

FLOOR AREA

The property extends to a gross internal floor area as follows:

57 – 59 High Street, Oldham		
Ground Floor	855 sq. ft	79 sq. m
First Floor	855 sq. ft	79 sq. m

Total:	1,710 sq. ft	158 sq. m.
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SUMMARY:

- Centre of village position
- Close to village amenities, free local car parking and transport links
- Alternative professional uses, offices, consulting rooms etc. (subject to consents)

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