



markwarburton
CHARTERED SURVEYORS

ID 100-077

TO LET

SUBSTANTIAL AND ATTRACTIVE LANDMARK TOWN CENTRE PROPERTY

SUITABLE FOR VARIOUS USES (subject to consents)

8,203 SQ. FT / 762 SQ. M

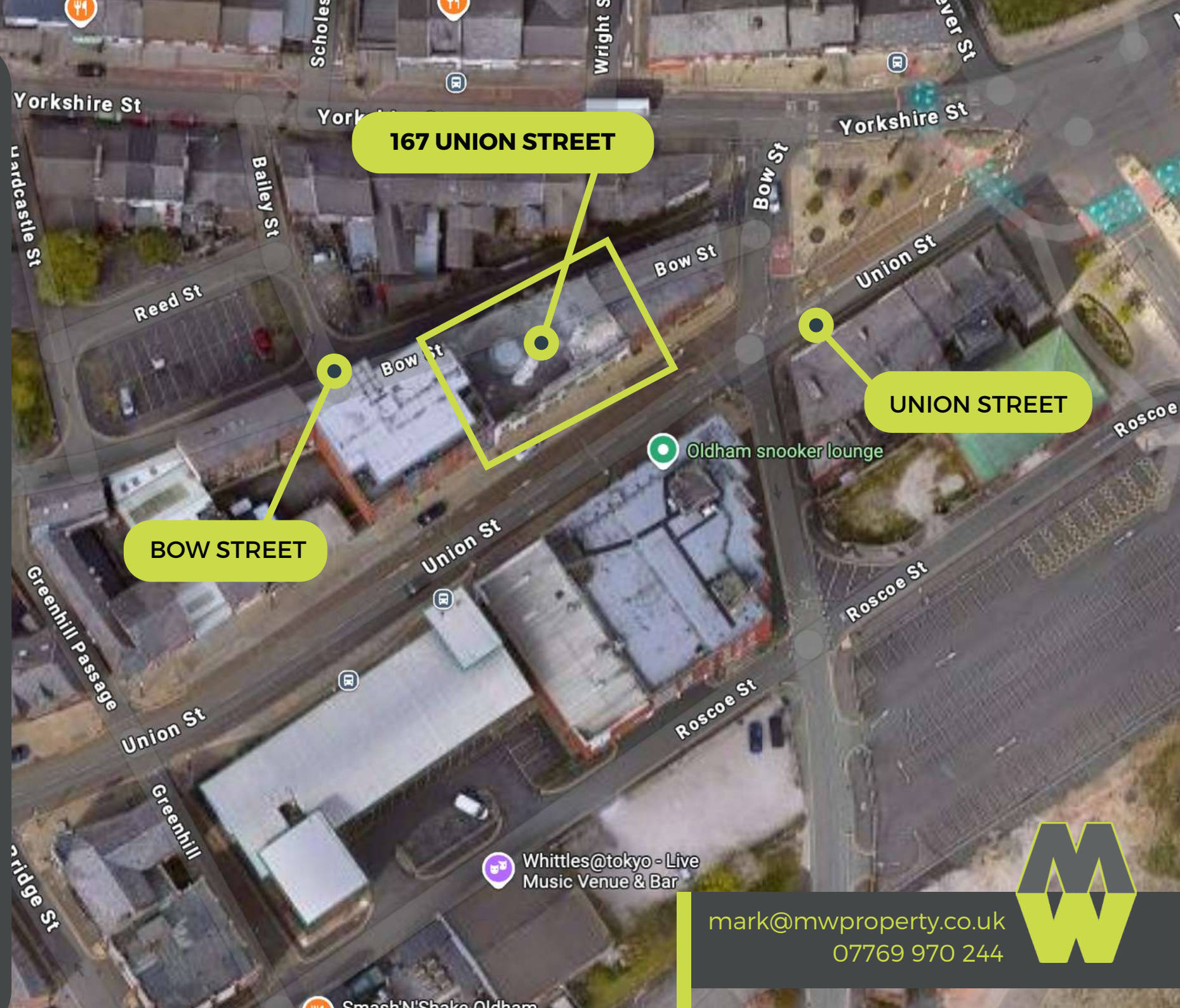


167 UNION STREET, OLDHAM, OL1 1TD

PROPERTY LOCATION

The property occupies a very prominent position along Union Street close to the Mumps district of Oldham town centre.

The main Oldham town centre Metrolink Station is just a minute's walking distance and the A62 Oldham Way linking the town with the regional road network runs close by. The property is in an area earmarked for redevelopment and is on the main bus and Metrolink routes and close to the town centre facilities, Oldham Link Centre, Sainsburys and Oldham Sixth Form College and other local educational facilities.



mark@mwproperty.co.uk
07769 970 244





- Prominent location on Union Street close to Mumps Metrolink Station.
- Close to main town centre, free local car parking and Oldham Way.
- Iconic former Oldham Central Conservative club.
- Previously an educational establishment with alternative use potential.
- To let in whole or on a floor-by-floor basis .

The property dates back to 1911 and was constructed as the Oldham Central Conservative Club. Of brick construction with a pitched slate roof and an impressive dressed stone façade to Union Street with many attractive architectural features the property retains the majority of its original fixtures and fittings including a dressed stone and iron staircase, large windows, and an impressive address balcony over the first floor.

The property provides accommodation over ground, first, gallery and basement floor levels and has been partly divided to provide open reception area, open plan halls and a range of offices and storage rooms throughout.

Following closure of the Conservative Club in 1996 the property has been in use as a restaurant, a wine bar and most recently as a training facility for medical practitioners.

An inspection of the property is highly recommended .



mark@mwproperty.co.uk
07769 970 244





mark@mwproperty.co.uk
07769 970 244



SERVICES

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

RATES

Details on application.

LEASE TERMS

The property is let under the terms of a new full repairing and insuring lease for a period to be agreed and can be accommodated as a single let or let on a floor-by-floor basis.

Fuller details and rent on application.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

FLOOR AREA

The property extends to a gross internal floor area of 8,203 sq. ft made up as follows:

Ground Floor	2,698 sq. ft	251 sq. m
First Floor	2,698 sq. ft	251 sq. m
Gallery	458 sq. ft	43 sq. m
Basement	2,349 sq. ft	218 sq. m
TOTAL	8,203 sq. ft	762 sq. m

VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 07769 970 244

E: mark@mwproperty.co.uk



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 whatsoever 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 state 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.