



TO LET (MAY SELL)

Stockton Street, Littleborough, Rochdale. OL15 8YJ.
Substantial, Refurbished Warehouse/Manufacturing Facility

Well established and popular commercial location

- 37,500 sq ft approx GIA
- New Roof and external cladding
- Large yard and staff parking to the front
 - Large concrete yard to the rear
- Excellent power supply of 1600 AMP (Approx 1000 kVA)
- Rare opportunity to purchase available.

RENTAL: £7.50 PER SQ.FT (exclusive)

ASKING PRICE : £4.5 Million

VIEWING: BY APPOINTMENT THROUGH AGENT

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LOCATION / SITUATION

A refurbished steel portal framed warehouse/manufacturing unit situated on Stockton Street in Littleborough. Rochdale Town Centre is approximately 3 miles away. J21 of the M62 is approximately 2 miles away.

The property is in a well established commercial area.

DESCRIPTION

The property is a standard steel portal frame construction with profile cladding. The property benefits from many features including:

- Excellent power supply - 1600 AMP (1000 kVA approx)
- Gas supply
- Brand new roof and external cladding
- Good sized front yard
- Large rear concrete loading Yard
- Staff Car Park
- Potential for expansion.

The GIA is approximately 37,500 sq.ft (3,483.8 sq.m)

The office and welfare is approximately 2,857 sq.ft of the GIA.

SERVICES

We are advised that the property is connected to all the main services.

Services are not checked by Barton Kendal and purchasers should satisfy themselves as to the working order.

RENTAL

The property is available by way of a new FRI lease for a term to be agreed at an annual rent equivalent to £7.50 per sq.ft.

Alternatively our client might consider a sale of the property at an asking price of £4.5 Million.

RATES

We are advised that the property is assessed for rates as follows
Rateable Value £????

Interested parties should make their own enquiries with the Valuation Office in order to ascertain the rateable value.

EPC - Available on request.

VAT - All the above figures are exclusive of but may be subject to VAT.

TENURE - Leasehold: remainder of a 999 year lease

Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached

PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

VIEWING

Strictly by appointment with joint agents
BARTON KENDAL (01706) 353794 - Marc Wright
BCRE - (0161) 636 9202- John Barton



www.barton-kendal.co.uk

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