

Trade Counter

40 Oldham Road, Rochdale, OL11 1DA

BC REAL ESTATE



FOR SALE / MAY LET

3,326 sq ft
on 0.25 acres (approx.)

Highly Prominent Trade Counter / Warehouse Unit

- Very Prominent Position
(former Tile Giant)
- Ideal Trade Counter unit
- Large Car Park/Yard Area
- Rare Purchase Opportunity

0161 636 9202 | bcrealestate.co.uk

Trade Counter

40 Oldham Road, Rochdale, OL11 1DA

BC REAL ESTATE



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

Description

The premises comprise a brick built, single storey trade counter unit beneath a mono pitched asbestos roof.

Internally, the property is currently laid out as a showroom and is predominantly open plan with one section separated as a store room. There is a suspended ceiling throughout with fluorescent strip lighting. There are staff WCs and small office and kitchen also. There is a glazed entrance door and two further windows along with two roller shutter doors leading onto the forecourt area which provides ample parking and loading and is predominantly concrete.

Location

The premises are located in a very prominent spot, fronting the Oldham Road (A671) one of the main arterial routes in and out of Rochdale linking it with Oldham. The surrounding area is predominantly commercial and the property sits opposite the well established Fishwick Industrial Area. Motorway access to the property is good and within c2 miles via junctions 20 and 21 of the M62.

Accommodation

The accommodation comprises the following areas:

Name	sq m	sq ft
Ground Floor Sales and storage	286.14	3,080
Ground Floor WCs	16.6	179
Ground Floor Kitchen	6.24	67
Total	308.98	3,326

Tenure

We are advised that the premises are held on a long leasehold basis, by way of two 999 year leases from 1828 with a small ground rent of £26.40 per annum.

Sale Price / Rental Terms

Our clients are seeking offers in excess of £495,000 (subject to contract and exclusive) for the sale of their interest in the property.

Alternatively they may consider a new lease on a term of years to be agreed at £45,000 per annum (STC/exclusive).



Rateable Value

We are advised that the premises have a Rateable Value of £30,000 in the latest rating list.

VAT

All figures, prices, costs mentioned herein are subject to VAT at the prevailing rate.

Anti Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Viewings & Further Information

Viewings to be arranged via the joint letting agents only.



Gary Chapman

0161 636 9202 | 07887 578 506
gary@bcrealestate.co.uk

John Barton

0161 636 9202 | 07501773672
john@bcrealestate.co.uk



Marc Wright

marc@barton-kendal.co.uk
01706 353 794