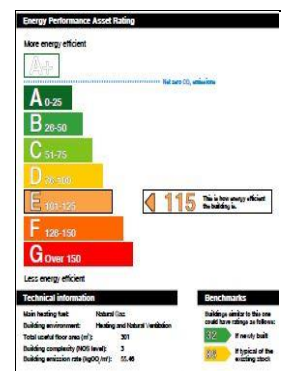


Bisley Street/Green Street, Oldham, OL8 1UD



- Light Industrial Premises
- Gated and Surfaced Yard/Car Park
- 303.93 sq m (3,273 sq ft)
- Main Workshop and Separate Garage
- Prominent Position off Manchester Street (A62)
- Just to South of Oldham Town Centre
- Leasehold



TO LET: £18,500 Per Annum, Exclusive
FOR SALE: Offers in the Region of £250,000

LOCATION

The property is situated at the junction of Bisley Street and Green Street, just off Manchester Street (A62) less than half a mile from Oldham town centre. The town centre bypass is within easy reach and junction 22 of the M60 and the A627(M) are both within 1.7 miles. Surrounding occupiers include Manchester Street Veterinary Clinic and Direct Discounts.

**DESCRIPTION**

Traditionally constructed single storey workshop premises with an adjoining garage, within a gated and surfaced yard.

The main workshop extends to approximately 230.17 sq m (2,478 sq ft) or thereabouts incorporating an "L" shaped facilities block providing two offices, ladies and gents toilets and a kitchen/canteen. Height to eaves is 3.01m and vehicle access is via a roller shutter loading door (2.75m width).

The workshop currently interlinks to a garage unit which has been split to provide upper floor storage accommodation of 37.41 sq m (403 sq ft) and is accessed directly from the workshop via a staircase. The ground floor extends to 36.35 sq m (391 sq ft) and can be accessed either from Green Street or from the yard/car park from Bisley Street.

ACCOMMODATION

Approximate floor areas are as follows;

MAIN WORKSHOP	230.17 sq m	(2,478 sq ft)
GARAGE		
Ground	36.35 sq m	(391 sq ft)
Upper	37.41 sq m	(403 sq ft)
TOTAL	303.93 sq m	(3,273 sq ft)

SERVICES

We understand that gas, electricity and water are available to the property, however, prospective tenants should make their own enquiries to confirm the same and to ensure that the current supplies meet any specific requirements.

VAT

We are informed that VAT is not payable in addition to the rent/price quoted.

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

RENT

£18,500 per annum, exclusive

PRICE

Offers in the Region of £250,000

LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter.

LANDLORD & TENANT ACT 1954

The lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

TENURE

The property is understood to be Leasehold for a term of 96 years commencing 31st May 1972 (47 years unexpired) and the Freeholder/Landlord is understood to be Oldham MBC. The current ground rent passing is £1,485.00 per annum but we are informed that there is a rent review outstanding from 31st May 2014 with a proposed increase in ground rent to £2,950.00 per annum, but that this rent review has not been agreed or implemented by the parties. This leasehold interest is offered "For Sale" by means of a sale of the property company of which this is the only asset.

This information is subject to confirmation by solicitors.

BUSINESS RATES

The property has been assessed for rating purposes as follows:

Rateable Value: £10,000

Uniform Business Rates 2020/2021: £0.512

Prospective tenants/purchasers must check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Oldham MBC Civic Centre West Street Oldham OL1 1UT.

(T) 0161 770 3000 (W) www.oldham.gov.uk

VIEWING

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

NOTE:

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at; www.rics.org. These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars. Subject to Lease/Contract VB/GDO/A672

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Regulated by RICS

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.