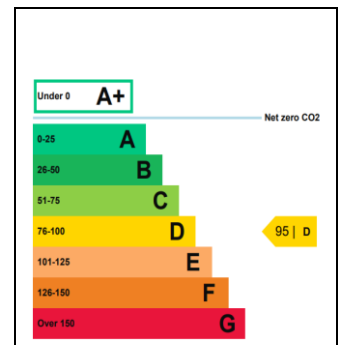


## Unit 4, Westwood Business Centre, Featherstall Road South, Oldham, OL9 6HN



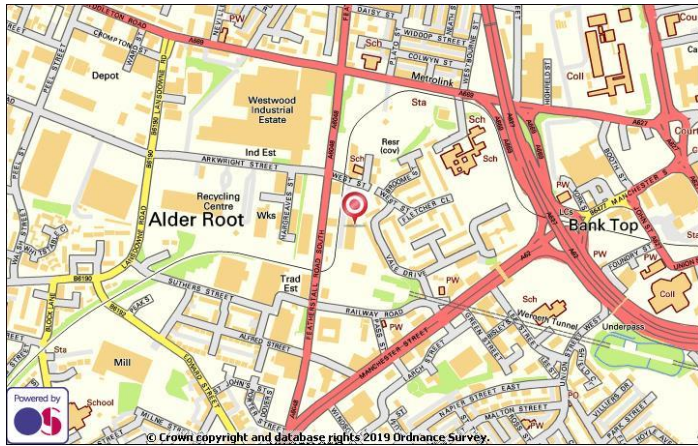
- Industrial Investment
- Trade Counter/Warehouse Unit
- 238 SQ M (2,562 SQ FT)
- Low Passing Rent of £12,000 Per Annum (4.68psf)
- ERV- £7.50 psf Based on Recent Lease Evidence



**FOR SALE: Offers in the Region of £250,000**

**LOCATION**

Westwood Business Centre is accessed from Featherstall Road South, at its junction with Arkwright Street and West Street, approximately 1 mile west of Oldham town centre, and 2 miles north of junction 22 of the M60 orbital motorway, within the Chadderton Technology primary employment area. Unit 4 is on the left, facing the Metrolink line. Westwood Metrolink stop is approximately 5 minutes' walk away.

**DESCRIPTION**

The property provides a mid-terrace trade counter / warehouse unit comprising:-

- Steel portal frame construction with profile metal sheet cladding
- Concrete floor
- WC facilities
- Eaves height 4.3m to underside of haunch / 6.7m to apex.
- 3-phase electricity supply
- Electric roller shutter door
- Parking for approximately 3-4 vehicles to front
- Additional communal parking on Westwood Business Centre

**TENANCY**

The property is let on a full repairing lease for a term of 3 years from 7th February 2020 at a passing rent of £12,000 per annum (£4.68 per sq ft), payable quarterly in advance. The lease was assigned to Tailormade Kitchens and Bedrooms Limited (CRN 13324534) in October 2021, and is subject to an AGA with Chris Peers and Katy May. Tailormade Kitchens and Bedrooms Limited are a bespoke kitchen and bedroom designer with additional showroom premises in Royton and Warrington. A full copy of the lease is available on request.

**PRICE**

Offers in the region of £250,000.

A purchase at this level reflects a Net Initial Yield of 4.68% and a Reversionary Yield of 7.49% (assuming purchaser's costs of 2.6%)

**VAT**

We are informed that VAT is payable in addition to the price quoted

**ACCOMMODATION**

The property has been measured in accordance with the RICS Property Measurement Professional Statement. The gross internal floor areas are as follows:

**Ground Floor**                      **238.sq m**                      **(2,562 sq ft)**

**SERVICES**

We understand that all mains services including 3 phase electricity, are available to the property. Prospective tenants should make their own enquiries to satisfy themselves.

**TENURE**

We have not had sight of the title deeds but are informed that the property is long Leasehold. This is subject to confirmation by Solicitors.

**BUSINESS RATES**

The property has been assessed for rating purposes as follows:  
Rateable Value: £10,250

Uniform Business Rates 2022/2023: £0.512

Prospective purchasers must check and confirm rates payable with the Local Authority. The Tenant is liable for the payment of business rates.

**LOCAL AUTHORITY**

Oldham MBC Civic Centre West Street Oldham OL1 1UT.

(T) 0161 770 3000 (W) [www.oldham.gov.uk](http://www.oldham.gov.uk)

**VIEWING**

For further information and to view the property, contact our vendors joint agents;

Glenn Drake- Owen – 0161 660 3101 – [glenn@breakeynuttall.co.uk](mailto:glenn@breakeynuttall.co.uk)

Adam Marshall – 0161 259 7027 – [adam.marshall@sw.uk](mailto:adam.marshall@sw.uk)

**NOTE:**

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.

We have not been provided with any of the following compliance records for the property: Asbestos Management Survey & Risk Register/Annual Gas Safety Certificate/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment

Viewing is at prospective purchasers/tenants own risk. 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/A590 June 22

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

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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.