

FOR SALE

MIXED USE
INVESTMENT



OLDHAM

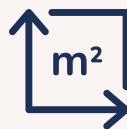
 **Ascroft Court, Peter Street, Oldham, Greater Manchester OL1 1HP**

Price **£1,850,000**



Property Type

MIXED USE INVESTMENT



Size

11,911 SQFT



Tenure

FREEHOLD



Borough

GREATER MANCHESTER



Planning Granted

NO



Existing Use

CLASS C4, E & F1

Tenanted



YES

Local Train Stations



Oldham Central (0.1 miles)
Oldham King Street (0.2 miles)
Oldham Mumps (0.4 miles)

VAT Applicable



TBC

Rateable Value

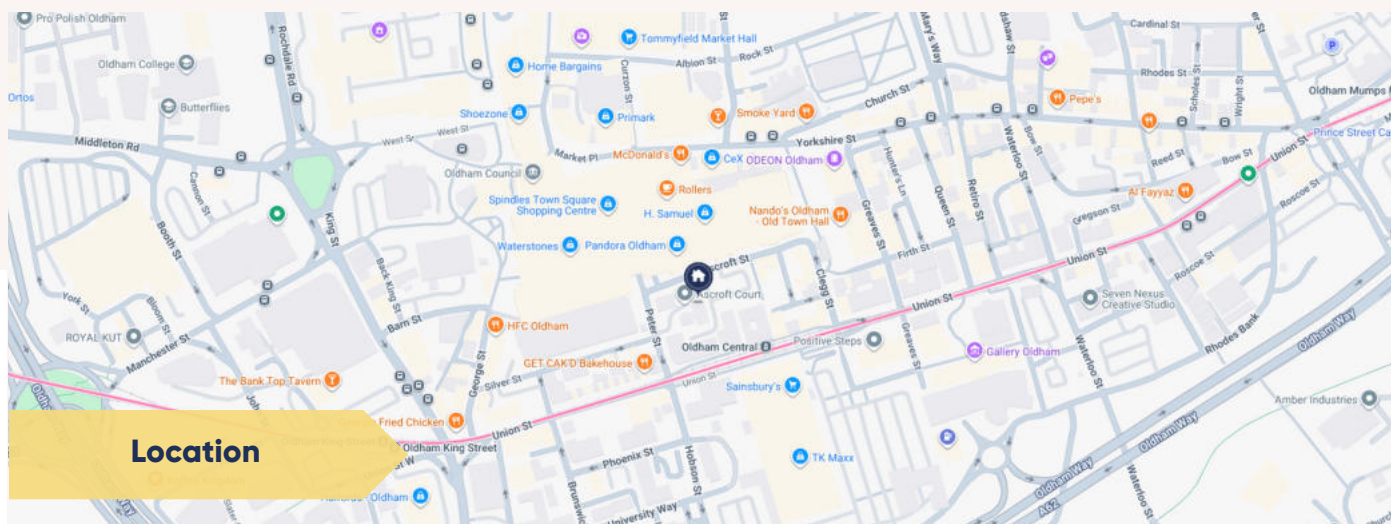


N/A

EPC



C



Additional Information

This freehold site comprises 10 units with a total floor area of approximately 12,000 sq ft, along with parking for 13 vehicles.

Commercial Units (5 total)

- Education Provider (New Bridge Academy Trust):
- Two units combined to form a single building, recently let on a 3-year lease from 24/11/2023 at £30,000 per annum. Total size: 3,200 sq ft.
- One unit previously let to a private dentist at £9,500 per annum (approx. 1,200 sq ft). This unit is now vacant in shell condition, providing an opportunity for redevelopment:
 - The opportunity to redevelop to another 5 Bed HMO (subject to the necessary consents) with a Projected rent £40'000 p/a
 - Retain as an office building following refurbishment where rent would be projected at £18000 p/a
- Long-Leasehold Units:
- Two units (totalling 1,600 sq ft) were sold off on 999-year leases prior to the current ownership.

Residential Units (5 total – all 5-person, all-ensuite HMOs)

Social Housing Block (2 units):

- Two HMO units are let on a 5-year corporate agreement to a social housing provider, with no voids and no outgoings for the landlord.
- Private Rental Block (3 units):
- Three HMO units currently operating as private rentals, with potential to be transitioned to social housing on a phased basis to reduce outgoings and enhance returns.

Financial Summary

- The current gross rental income is approximately £180,012 per annum across all commercial and HMO units.
- One commercial building is vacant and offers scope for redevelopment, either into a further HMO (subject to planning) or retained as office accommodation to improve yield.

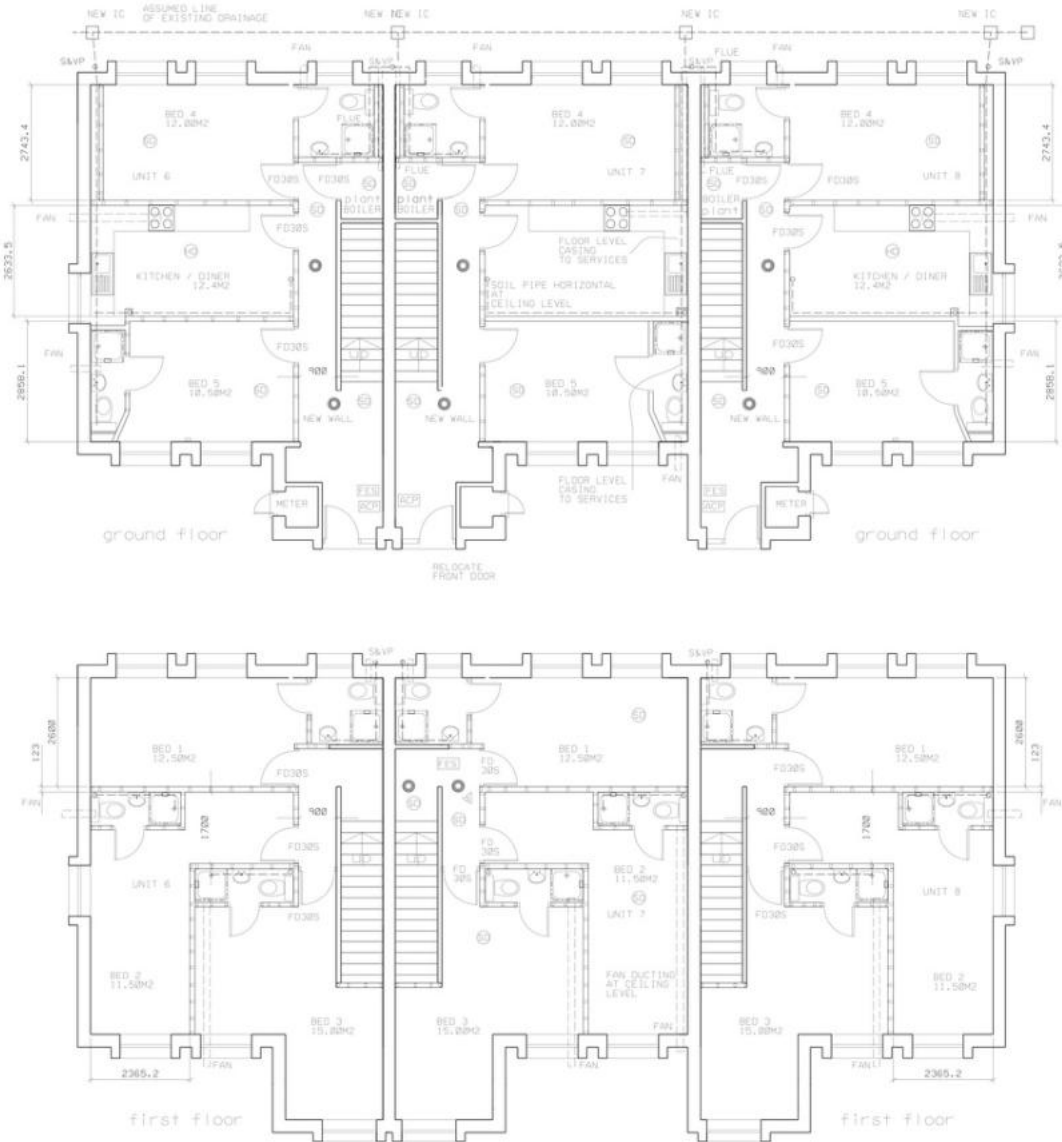
ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)	INCOME (Per Annum)	OTHER
1-2	296	3187	£30,000	3 Year leased to Education Trust Commencing on (24/11/2023)
3	109	1176	Vacant	Shell state
4	112	1210	£31,804	5x5 bed ensuited HMOs 3x5 bed rented privately 2x5 bed leased social housing
5	112	1210	£31,804	
6	109	1176	£27,300	
7	109	1176	£31,804	
8	109	1176	£27,300	
9	74	800	N/A	999 Year lease
10	74	800	N/A	999 Year lease
TOTAL:	1,104	11,911	£180,012	

ADDITIONAL IMAGES

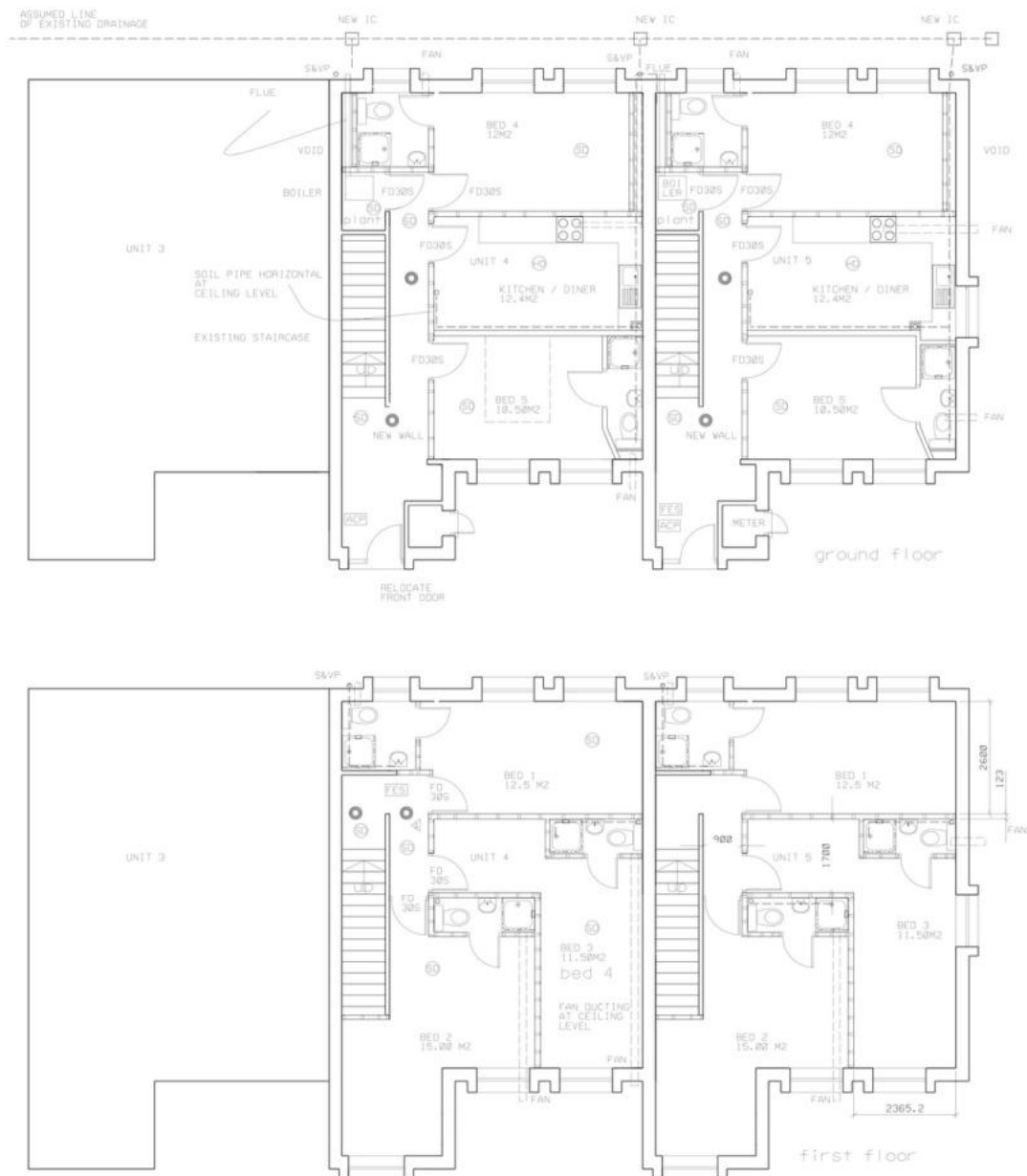


FLOORPLANS - Units 6,7 & 8



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FLOORPLANS - Unit 4 & 5



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SITE PLAN





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- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

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