

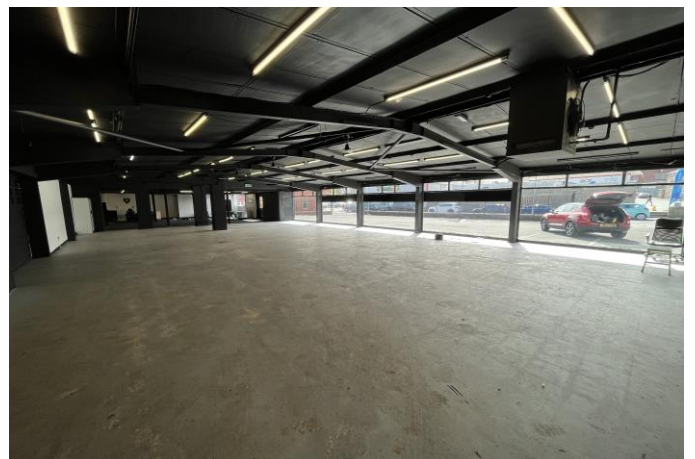
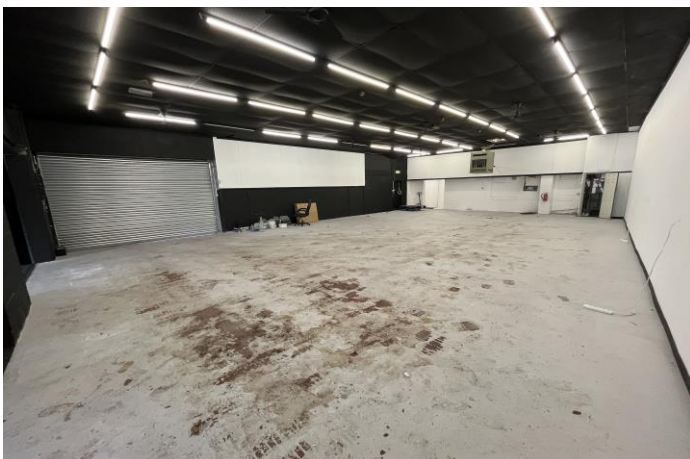
FOR SALE

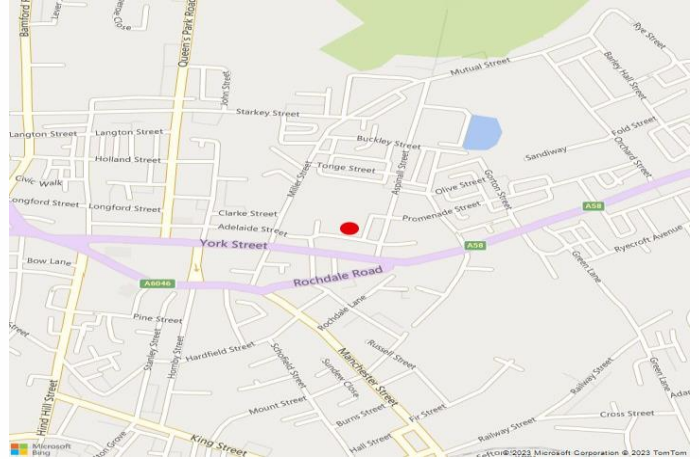


1 Adelaide Street, Heywood, Lancashire, OL10 4HQ

Prominent Showroom Premises
9,015 Sq Ft (837.7 Sq M)

- Rare Freehold Opportunity
- Large Front Car Park/Forecourt & Rear Yard
- Plot size of Half An Acre
- Prominent Position Just Off The A5
- Close to Town Centre With Excellent Access





Location

The property is located in a prominent location close to Heywood Town Centre on Adelaide Street, just off York Street (A58). The property is close to the Tesco Express and Fuel Station.

Description

The property is predominantly single storey showroom, warehouse/workshop with offices, WC and kitchen. The property is accessed via large roller shutter doors. There is a 2 storey section with offices at first floor level. There is also a storage mezzanine above part of the main showroom.

To the front is a large car park/rear, to the rear is another large car park/yard with detached workshop. The whole site extends to approximately half an acre.

Accommodation

The property has been measured in accordance with RICS guidelines to GIA to provide the following:

Description	Gross Internal Area	
	Sq m	Sq ft
Main Showroom	376.4	4,051
Workshop	52.9	569
Warehouse	172.7	1,859
Rear Store	42.2	454
First Floor Office	66.8	719
Storage Mezzanine	126.7	1,363
Outbuilding	Not Measured	
Total Gross Internal Area	837.7	9,015
Site Area	0.53 Acres	

Purchase Price

The property is offered for sale at an asking price of £650,000.

Business Rates

The current rateable value as of 01/04/23 is £34,750.

EPC

C(52). The property has a valid EPC until 2028.

VAT

All prices quoted are exclusive of VAT. We are advised that this property is NOT elected for VAT.

Tenure

We are advised that the property is Freehold.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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