

TO LET



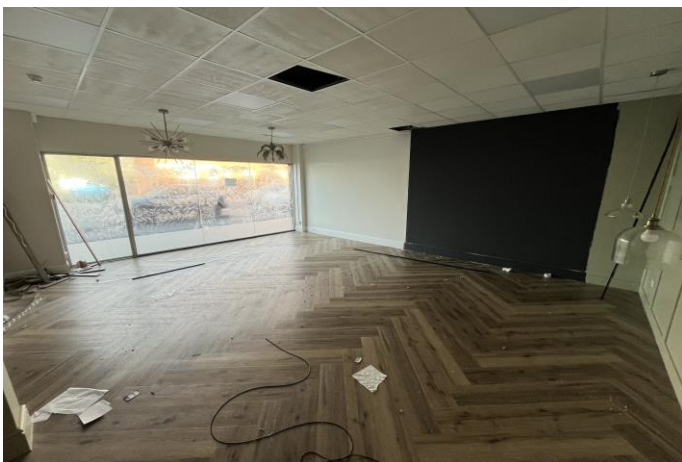
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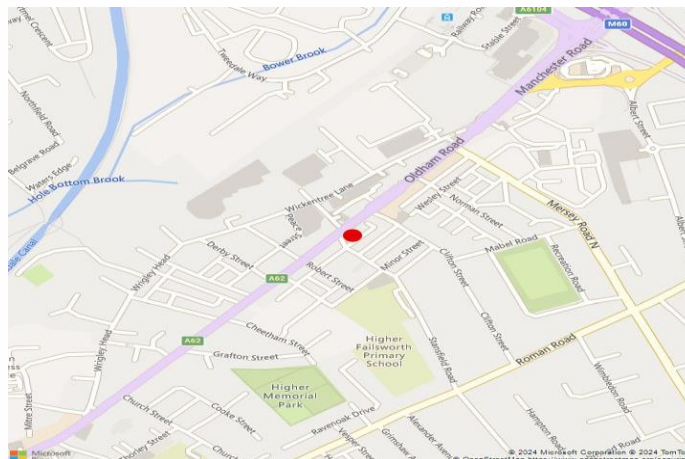


696 - 698 Oldham Road, Failsworth, Manchester, M35 9FB

Ground & First Floor
Commercial Premises
7,286 Sq Ft (676.87 Sq M)

- Excellent Prominent Position Fronting A62
- Parking to Rear
- Open Plan Modern Layout
- May Split





Location

The property is situated within the Failsworth District in a prominent position fronting Oldham Road (A62), a major trunk road linking Oldham to Manchester City Centre. It is close to the junctions of Shepley Street and Croft Street within a mixed residential and commercial area.

Oldham town centre and junction 22 of the M60 motorway are 2.4 miles and 0.4 miles to the north east respectively. Surrounding occupiers include the Housing Units Retail Site, Cooperative and United Carpets. The Metrolink Station at Hollinwood is within walking distance. Oldham Road is also major bus route.

Description

The property comprises a two-storey retail/office building of brick construction under a mansard roof, built in the mid 1980's to provide open plan ground and first floor commercial space suitable for a variety of uses under E Class however, other uses considered subject to the necessary change of use.

The property benefits from all mains utilities, suspended ceiling, large glazed frontage, as well as kitchen and WC facilities on both the ground and first floors.

Parking

There is a surfaced car park located to the rear of the property for approximately 18 vehicles, accessed from Shepley Street.

Accommodation

Areas NIA	SQ.M.	SQ.FT.
Ground Floor	334	3,595
First Floor	368	3,691
TOTAL	702	7,286

Asking Rent

The property is available for a term to be agreed on a full repairing and insuring basis with rent reviews at three yearly intervals at an initial rental of £55,000 per annum.

Business Rates

Rateable Value = £41,500

Legal Costs

Each party to be responsible for their own legal costs.

EPC

B (42).

Service Charge

A service charge will be levied for the cost of upkeep, maintenance, repair and decoration to the exterior and common areas of the property.

Insurance

The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

Viewing & Further Information

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

Dan Rodgers

T: 07891 172 418

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Date of Preparation

22 February 2024