

# FOR SALE



RogerHannah



Unit 3 - Holland Street, Heywood, Lancashire, OL10 4JZ

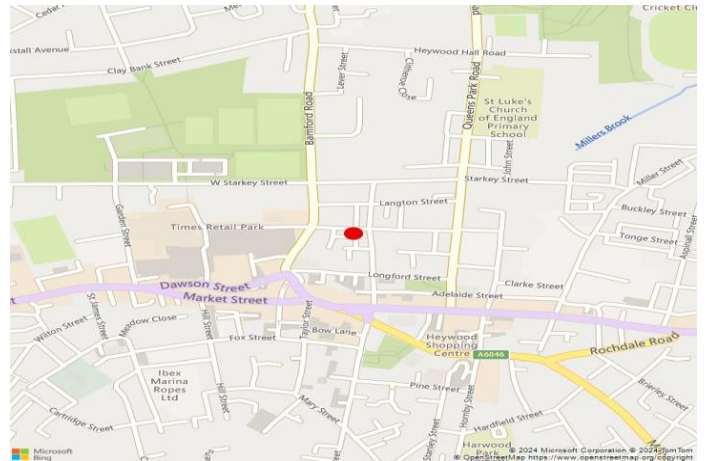
**Warehouse/Industrial Unit**  
**5,692 Sq Ft (528.79 Sq M)**

- Single Storey Industrial Unit
- Roller Shutter Loading Access
- Close to Heywood Town Centre
- Direct Access to A58 and M66 Motorway
- Office/Showroom Available
- Lighting Throughout





**Indicative Plan**



## Location

The property is located within a short walk of Heywood Town Centre on Holland Street. Holland Street has direct access to the A58 which links to the M66 Motorway and the wider North West road network.

The surrounding area comprises a mix of residential and commercial uses and there are a number of retail outlets close by.

## Description

The property comprises a single storey semi-detached industrial/warehouse unit. The property is constructed by way of a traditional steel portal frame under a single pitched plastisol roof incorporating roof lights.

The side elevations are constructed of brick with some cladding sheets. Internally, the unit benefits from a concrete floor plus a mezzanine level.

The property has the benefit of strip lighting throughout together with both male and female WC facilities.

There is also an additional office and showroom area.

Loading is via a rear roller shutter loading door leading to the shared rear yard.

The unit would be suitable for a variety of uses including warehousing, light industrial and workshop.

## Accommodation

The property provides the following gross internal area:

**5,692 sq.ft. - 428.79 sq.m.**

## Purchase Price

£450,000 exclusive of VAT.

## Business Rates

The rateable Value of the property is £17,250.

## EPC

Available upon request.

## VAT

VAT is applicable at the prevailing rate.

## Tenure

Freehold.

## Viewing & Further Information

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

### Julien Kenny-Levick

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## Date of Preparation

04 December 2024