



FOR SALE

Wilson Street, Rochdale. OL12 0PW

Small Workshop/Store with secure gated yard

GIA 957 sq.ft / 88.87 sq.mt approx

- Rare opportunity to purchase
- Small store/workshop with good quality offices.
 - Good Quality Offices, Kitchen and WC
 - Available now



ASKING PRICE: £160,000

VIEWING: BY APPOINTMENT THROUGH AGENT

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

www.barton-kendal.co.uk Tel: 01706 353 794

E: marc@barton-kendal.co.uk

WILSON STREET ROCHDALE. OL12 0PW

LOCATION

The property is situated on Wilson Street adjacent to Rochdale Town Centre.

GENERAL DESCRIPTION

Detached single storey building, presently used for storage purposes.

The property briefly comprises Entrance, WC and Kitchen, 2 offices and a break out room. There is also a workshop and stores area.

Externally there is a fenced and gated yard.

The property is considered ideal for builders store or small workshop (subject to any necessary planning permission) with secure yard.

TERMS

The property is offered "For Sale"

ASKING PRICE - £160,000

RATING

According to the Valuation Office Agency's on line rating list, the property is assessed for rates as follows:

Rateable Value - £4,600

** The units will qualify for 100% rate relief under the Small Business Rate Relief scheme should the user qualify.*

All interested parties must make their own enquiries of the Local Rating Authority as to the Rating Assessment for this property.

SERVICES

The properties benefit from electricity and water.

We do not check services or equipment and as such, cannot guarantee that they are in working order.

USE

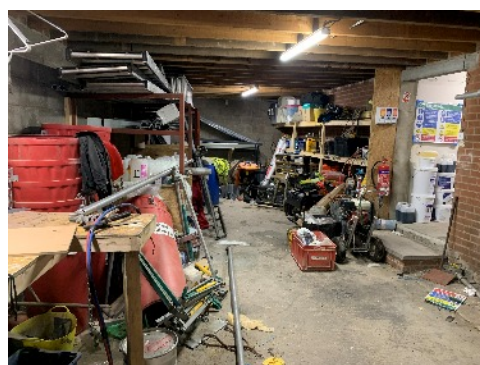
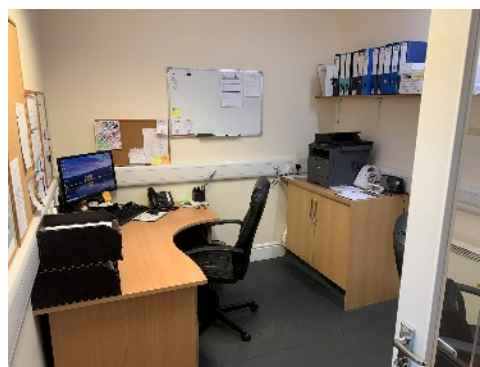
All interested parties are advised to satisfy themselves as to their intended use of the property.

VAT

All prices quoted are exclusive of VAT if applicable. We are advised that the units are NOT subject to VAT.

VIEWING

Strictly by appointment with sole agents [BARTON KENDAL](http://www.barton-kendal.co.uk) 01706 353 794 - contact Marc Wright.



www.barton-kendal.co.uk

Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Barton Kendal has any authority to make or give any representations or warranty in relation to this property.