

FOR SALE

Ground Floor Retail Unit With Basement



**Crompton Way, Shaw, Oldham,
Greater Manchester, OL2 8RD**

Description

The property comprises a ground floor retail unit extending to a total floor area of approximately 1,173 sq. ft. (109 sq. m.), with main shop area, large rear room, further store room, and external wc facility. The cellars are accessed via trap, ladder and steps, and to the rear is a shared yard. There is a small public car park to the side fronting Crompton Way but accessed from Church Road.

The property is at the end of a terrace of houses and shops fronting directly to Crompton Way and has traded as a pet supplies business for over 30 years. It is understood to be within the E classification for planning/use purposes.

The upper-floor residential accommodation is excluded from the sale.

Investment Summary

- ◆ Ideal for Owner Occupier
- ◆ Prominently Located on Busy Crompton Way Frontage (A663)
- ◆ Approx. GIA Total Floor Area 1,173 sq. ft. (109 sq. m.)
- ◆ Suitable for Variety of Business Uses
- ◆ Edge of Shaw Town Centre
- ◆ Long Leasehold
- ◆ Vacant Possession Upon Completion
- ◆ Potential Residential Conversion Opportunity (Subject to Planning)
- ◆ Basement Storage/Workspace Area
- ◆ Convenient Access to A627(M) & M62
- ◆ Extensive Trading Area



Talk to our team on 0161 830 8833

Further Information

Location

The property is in a prominent position on Crompton Way (A663) between the Shell Filling Station and the junction of Church Road, Manchester Road, and Oldham Road, known as 'The Big Lamp Roundabout', approximately 0.2 miles from Shaw town centre, which includes Aldi, Asda, Iceland, and numerous retailers.

Tenure

999 years long leasehold from 7th December 1990.
Vacant Possession upon completion.

Services

All mains services available to the property.
Electricity, gas, water and drainage.

AML

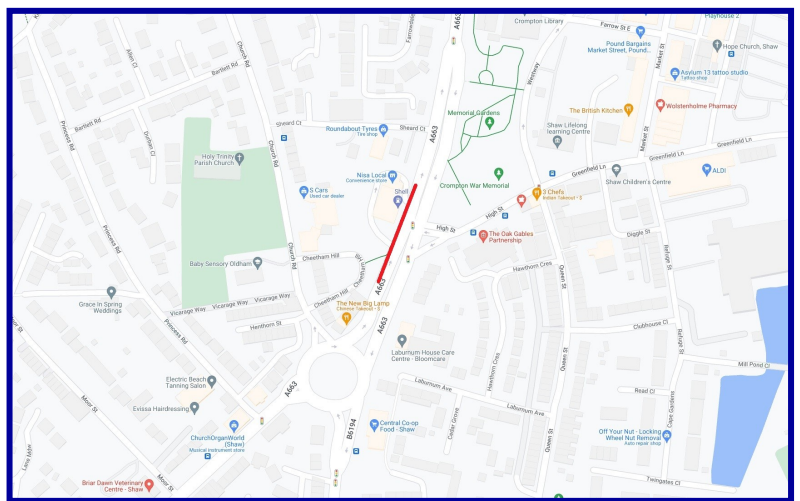
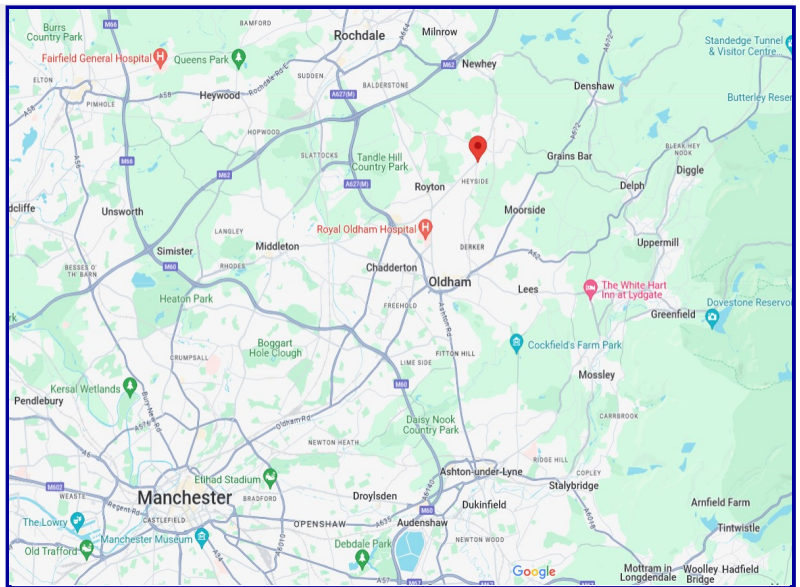
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Rateable Value:

We have checked the VOA website and found that the premises rates are assessed at £7,200.

VAT

If applicable it will be at the prevailing rate.



Viewing

Kamran Khan
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Price

We are seeking offers in excess of **£90,000**

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