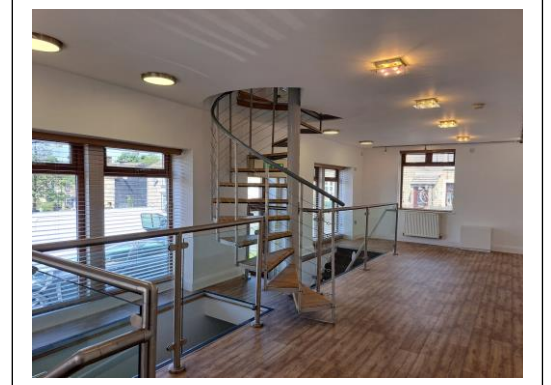
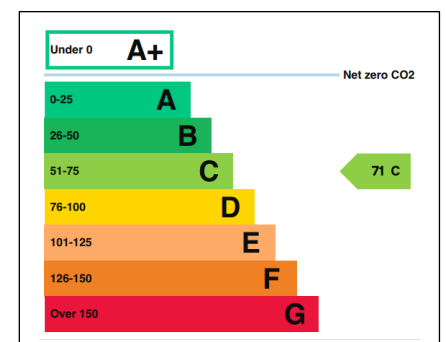


16 Oldham Road, Springhead, Oldham, OL4 5TD



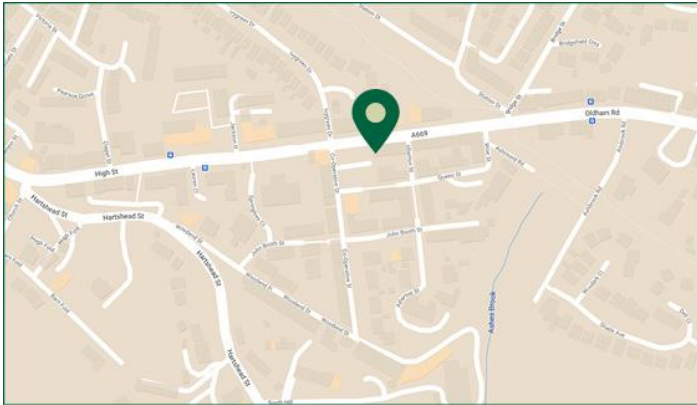
- Contemporary Retail/Office Premises
- 94.76 sq m (1,020 sq ft) NIA
- Over 3 Levels + Storage
- Spiral Staircase Feature
- Prominent Position
- Popular Residential Location
- Adj. to Public Car Park
- Suitable for Variety of Business Uses (subject consent)

**FOR SALE: Offers Around £225,000**



**LOCATION**

Occupying a prominent position fronting Oldham Road (A669) close to the junction of Cooperative Street, opposite "Garforth Glass", just outside the Village Centre of Lees. The property is situated within a popular residential area and is adjacent to a public car park. Oldham town centre is approximately 1.7 miles to the west.

**DESCRIPTION**

The property provides contemporary accommodation over three floors with additional storage at attic level and extends to 94.76 sq m (1,020 sq ft), or thereabouts. The upper ground floor is open plan with an attractive spiral staircase, leading to the first floor with two offices along with shower room and toilet facilities. Attic storage is accessed via a folding timber staircase. There are further storage areas and utility room to the lower ground floor.

Features include wood effect flooring and carpeting to part, uPVC double glazing, spot and track lighting and gas central heating.

Suitable for a number of businesses under "E" Class Use including retail and offices.

**ACCOMMODATION**

From measurements taken on site we understand that the approximate net internal floor areas are:

Lower Ground Floor	22.95 sq m	(247 sq ft)
Upper Ground Floor	26.20 sq m	(282 sq ft)
First Floor	31.77 sq m	(342 sq ft)
Attic Storage	13.84 sq m	(149 sq ft)
<b>Total</b>	<b>94.76 sq m</b>	<b>(1,020 sq ft)</b>

**SERVICES**

We understand that mains electricity, gas and water are available to the property. Prospective purchasers should confirm that utilities available are sufficient for any specific requirements.

**TENURE**

We understand that the property is long Leasehold for a term of 850 years from 1979 with annual ground rent of £5.00. This is subject to confirmation by solicitors.

**PRICE**

Offers around £225,000

**VAT**

We are informed that VAT is not payable in addition to the purchase price.

**BUSINESS RATES**

The property has been assessed for rating purposes as follows:  
Shop and Premises. Rateable Value: £5,900. Uniform Business Rates 2024/2025:£0.499/£0.546. Potential eligibility for Small Business Rates Relief. Prospective buyers should check and confirm rates payable with the Local Authority.

**LOCAL AUTHORITY**

Oldham MBC (t) 0161 770 3500 (w) [www.oldham.gov.uk](http://www.oldham.gov.uk)

**VIEWING**

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

**BUYER DUE DILIGENCE**

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID, proof of identity and funds is required from any party who submits an offer that is accepted, in principle.

**NOTE:**

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Viewing is at own risk. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract LM/JCN/MA - 14699 - June 24

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | [info@breakeynuttall.co.uk](mailto:info@breakeynuttall.co.uk) W | [www.breakeynuttall.co.uk](http://www.breakeynuttall.co.uk)

Regulated by RICS

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