

Breakey & Nuttall

CHARTERED SURVEYORS | PROPERTY ADVISORS

Industrial & Commercial Specialists



99 High Street Lees Oldham OL4 4LY

Fully Let Mixed Commercial & Residential Investment

Ground Floor - Let to Dr Kershaw's Hospice Since February 2013

First Floor - 1 Bed Flat & Separate Commercial Unit

Second Floor - 2 Bed Flat & Separate Commercial Unit

Current Income of £33,670 per annum

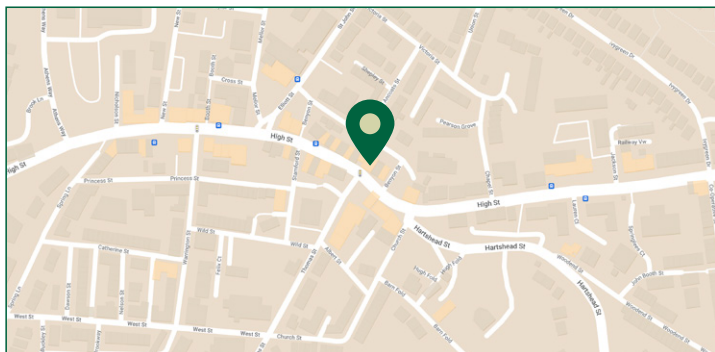
EPC Ratings of E and Above (certificates available upon request)

FOR SALE:

Offers around
£385,000

Location

Situated in the centre of Lees Village approximately one and half miles to the east of Oldham town centre and close to the Villages of Saddleworth, the property occupies a prominent position in a popular parade on the north side of High Street (A669).



Description

A fully let mixed use investment property, extending to 236.35 sq m (2,544 sq ft), or thereabouts, comprising double fronted ground floor retail unit, a commercial/business unit and 1 bedroomed flat to the first floor along with a further commercial unit and separate 2 bedroomed flat, to the second floor.

The upper floor units and flats are accessed from the rear of the property.

Accommodation

We understand that approximate net internal floor areas are:

AREAS	Sq m	Sq ft
Ground Floor	91.15	981
First Floor - Flat 1	42.20	454
First Floor - Unit 1/Office	31.00	334
Second Floor - Flat 2	41.00	441
Second Floor - Unit 2/Studio	31.00	334
TOTAL	236.35	2,544

Tenure

We understand the property is long leasehold subject to the residue of a 999-year Lease from 1875. This is subject to confirmation by solicitors.

Price

Offers invited around £385,000.

VAT

We are informed that VAT is not payable in addition to rents and prices quoted, but this is subject to formal confirmation.

Services

All mains services, except gas, are available and we are informed that sub meters are fitted to record usage of the flats and units to the upper floors.

Tenancies

Ground Floor

99a-99b High Street is let to Dr Kershaw's Hospice for a term of 9 years commencing 7th February 2022 at a rental of £13,750 per annum, exclusive. There are Rent Reviews and Tenant Breaks on 7th February 2025 and 7th February 2028. Rent is paid monthly in advance. The Lease is excluded from the provisions of the LTA 1954 part II (as amended).

First Floor

Unit 1 let to KH Flooring for a term of one year from 1st August 2024 at an annual rental of £ 4,320, payable monthly in advance.

Flat 1 let on AST (since February 2020) at a rental of £475 pcm. Rent deposit held.

Second Floor

Unit 2 let to Noriko Camp who has been in occupation since 2nd August 2021 at a rental of £3,600 per annum, payable monthly in advance.

Flat 2 let on AST (since April 2023) at a rental of £525 pcm.

It is understood that the cost of buildings insurance is included within the rents for the upper floor units and flats. No service charge budget is in place. Subject to confirmation by solicitors.

Local Authority

Oldham MBC (T) 0161 770 3000 (W) 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 Anti Money Laundering Regulations and are legally required to verify the identity of the proposed purchaser and must obtain proof of funds to proceed.

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. Tenancy, title, lease and rental information is subject to confirmation by solicitors. Prospective purchasers/tenants must check and confirm rates or council tax 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.

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) the particulars are set out for the guidance only of intending purchasers or Tenants, and do not constitute part of any offer or contract.
- (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or Tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them.
- (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property.
- (4) measurements and floor areas are given as a guide and should not be relied upon.
- (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation.
- (6) circumstances may change beyond our control after the publication of these particulars.