

PROMINENT VEHICLE SHOWROOM
AND WORKSHOPS

MOTUS HOLDINGS (UK) LTD

PARK ROAD • OLDHAM • OL4 1SR

Rare long leasehold
opportunity with
vacant possession

Overall floor area
20,078 SQ FT
(1865.28 SQ M)

On a site of
1.73 Acres
(0.7 Hectares)

FOR SALE



MODULAR BUILDING

PARK ROAD

A62



LOCATION

The town of Oldham is located in Greater Manchester amid the Pennines between the Rivers Irk and Medlock, approximately 5.3 miles south-east of Rochdale and 6.9 miles north-east of Manchester. Oldham is the administrative centre of the Metropolitan Borough of Oldham and has a resident population of 230,800 (2015).

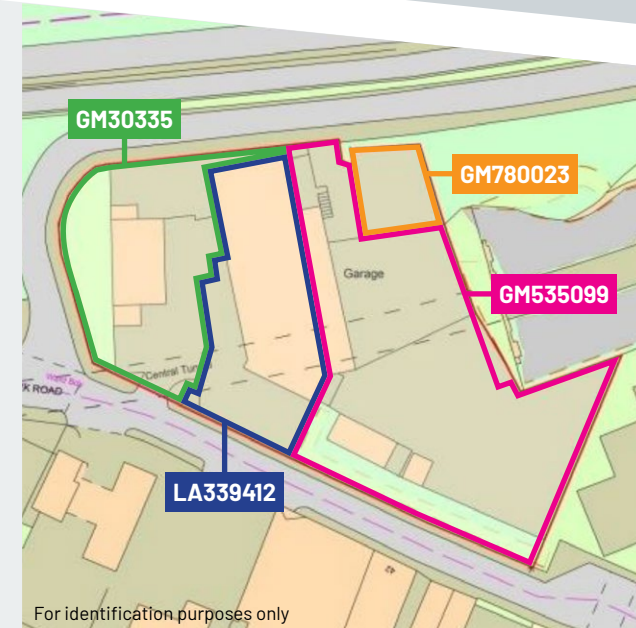
Oldham lies approximately 4 miles south of the major M62 motorway, linked to it by the M60 at Collingwood and the A627M via Chadderton. Other significant 'A' road connections lead to Ashton-under-Lyne, Huddersfield, Manchester and Rochdale.



Click here for Google Maps link



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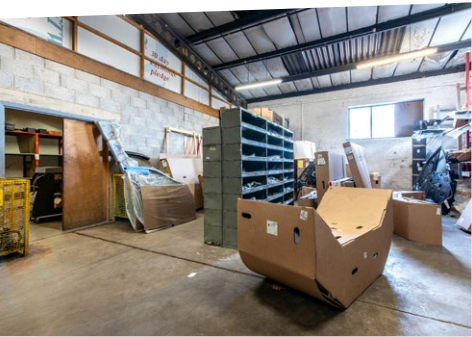
For identification purposes only



ACCOMMODATION

FLOOR AREAS	SQ M	SQ FT
Temporary modular building*	102.70	1,105
Main showroom	247.55	2,665
Workshop	695.25	7,484
Ground floor office/stores	313.29	3,372
First floor offices	139.88	1,506
Mezzanine	133.17	1,433
Basement	135.90	1,463
Valeting unit	97.54	1,050
Total overall GIA:	1,865.28	20,078
External used car display areas	55	
Customer & staff parking	47	
MOT parking	5	
Site area	0.7 Ha	1.73 Ac

* Available by separate negotiation



DESCRIPTION

The property comprises four detached buildings accommodating two showrooms, ancillary offices, workshop, valeting and MOT bays, together with large vehicle display areas and forecourt parking.

SHOWROOM/OFFICE:

This modular building is available by separate negotiation.

MAIN SHOWROOM:

This building is of steel framed construction, with the eastern and western elevations being predominantly double glazed aluminium display showroom windows, with the remaining elevations and roof being of steel profiled insulated cladding.

There is a suspended ceiling with inset lighting and heating via a gas-fired ducted hot air system. Within the building are two partitioned offices, a kitchen and store, as well as male and female toilets.

WORKSHOP:

A steel portal framed building with full height brick elevations, beneath a pitched roof.

A single roller shutter door of 3.2m height providing access to the workshop. On the eastern elevation there is a large reception area leading to the workshop, stores and first floor offices.

The first floor suite of offices comprise varying sizes, finished with carpet tiles, plastered and painted walls and suspended ceiling with inset strip lighting. Both the reception and offices are centrally heated.

Approximately 50% of the workshop has been used for car maintenance, the other half being used for storage of parts. The whole of the eastern elevation is made up of partitioned offices and stores, as well as benefiting from a steel framed mezzanine floor providing further storage.

At the rear of the unit are toilet facilities, further storage and a staircase leading up to upper level storage.

A basement provides ancillary storage.

VALETING UNIT:

The specification is basic, with concrete floor and suspended strip lighting.





CONTACT

For further information or to arrange a viewing please contact the sole agents.

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FURTHER INFORMATION

EPC

A copy is available on application.

PLANNING

The property has an established use for car showroom with ancillary workshop facilities and is classified as Sui Generis within the Town & Country Planning (Use Classes) Order 1987.

BUSINESS RATES

Local Authority: Oldham Council
 Description: Showroom & premises
 Rateable Value: £137,000
 Period: 2024/2025

TENURE

The property is held under a series of ground leases all summarised below for ease of reference.

- LA339412 is a 99yr term from 01 August 1873 at a fixed peppercorn ground rent of £20.00
- GM30335 is a 99yr term from 16 July 1968 at an annual ground rent of £7750pa
- GM535099 and GM780023 are held on 40yr terms from 25 March 1990 at an annual ground rent of £18,000pa

GUIDE PRICE

Offers invited at **£975,000**.

VAT

VAT is applicable to the sale price charged at the prevailing rate.

ANTI MONEY LAUNDERING

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.

LEGAL COSTS

Each party to the transaction will bear their own legal costs

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. August 2024. carve-design.co.uk 16737/6