

**DUKE MILL, REFUGE STREET, SHAW, OLDHAM,  
OL2 8RH**



## DEVELOPMENT OPPORTUNITY

**4.74 Acres (1.92 Hectares)**

- **DEVELOPMENT / INVESTMENT OPPORTUNITY**
- **POTENTIAL FOR MIXED USE SUBJECT TO PP**
- **EDGE OF TOWN CENTRE SITE**
- **SHORT TERM INCOME AVAILABLE**



## LOCATION

Duke Mill is situated in between Refuge Street, Greenfield Lane and Moss Hey Street in the Town Centre of Shaw. The property is within close vicinity of the Aldi and ASDA Supermarkets and just to the South of Shaw Town Centre.

Greenfield Lane provides access to the A66 Crompton Way, which thereafter provides access to the A627M at Chadderton, which is approximately 3 miles to the South and to junction 21 of the M62 motorway, which is approximately 3 miles to the North. Shaw is a popular suburb of Oldham, with a population of 20,315.

## DESCRIPTION

The property comprises of Duke Mill and its site, which is a traditional Mill with a basement and three storeys, with more modern steel portal frame extensions.

There are yards to the side, front and rear of the premises, together with a former Mill Lodge and a small area of undeveloped land.

## ACCOMMODATION

|                         | Sq. Ft.        | Sq. M.          |
|-------------------------|----------------|-----------------|
| <b>Total Floor Area</b> | <b>177,306</b> | <b>16,472.2</b> |

|                   | Acres       | Hectares    |
|-------------------|-------------|-------------|
| <b>Total Area</b> | <b>4.74</b> | <b>1.92</b> |

(Measurements to be confirmed)

## TENURE

We understand the premises are freehold and free from chief rent. The premises are currently let on a lease until September 2024. The current rental is £181,397 per annum.

## SERVICES

We understand all main services are installed.

## SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## PRICE

On Application



## PLANNING

We believe the site may have potential for a mixed-use development subject to planning permission. Prospective purchasers are advised to make their own enquiries to Oldham MBC Planning Department.

## RATES

We understand the current rateable value to be £102,000 per annum.

## EPC

An EPC is available on request.

## VIEWING

Strictly by appointment with the sole agents. Nolan Redshaw.

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

Contact: Harry Bowers  
Tel: 0161 763 0826  
Email: [harry@nolanredshaw.co.uk](mailto:harry@nolanredshaw.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



 **0161 763 0828**



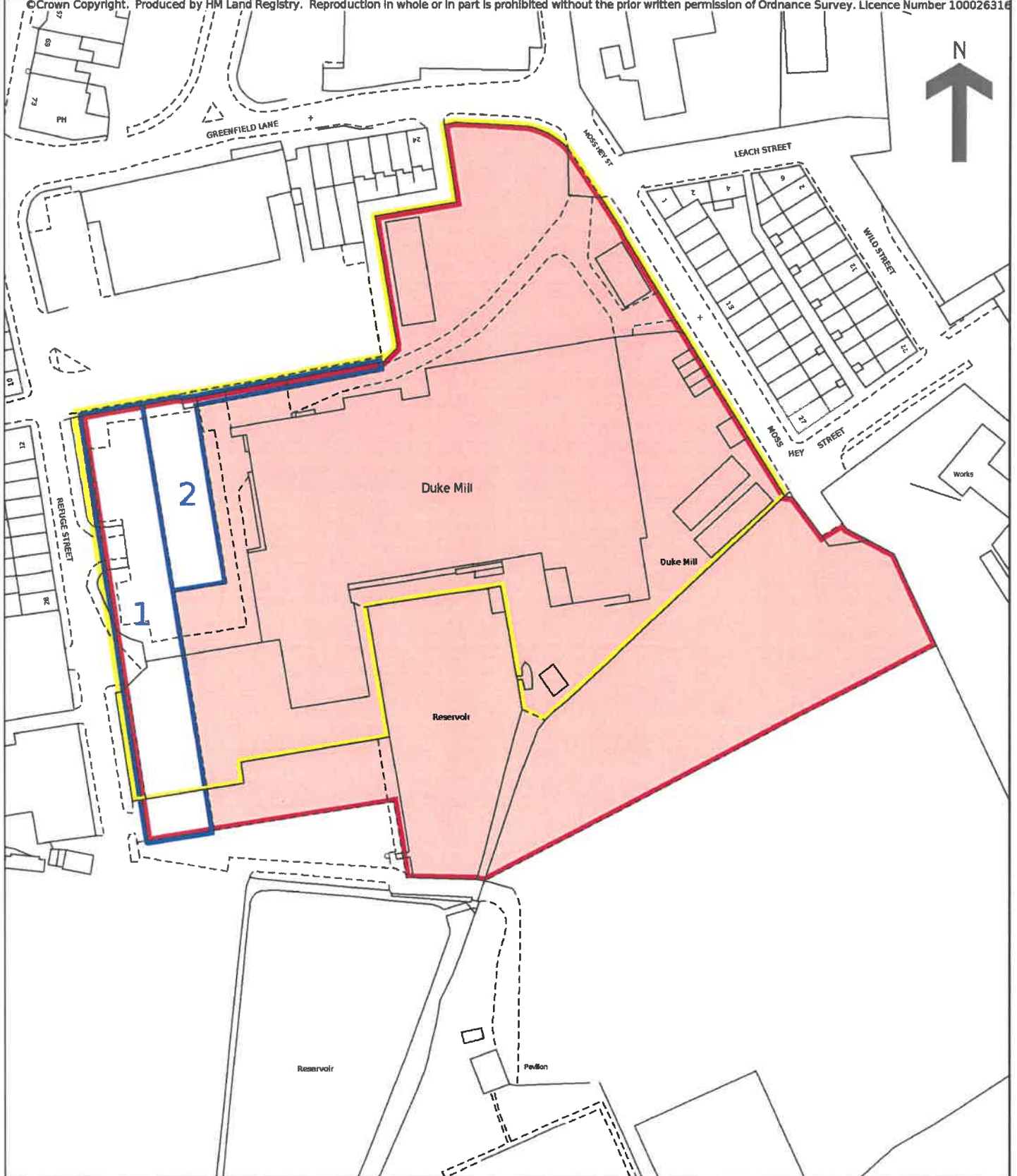


HM Land Registry  
Official copy of  
title plan

Title number **GM882432**  
Ordnance Survey map reference **SD9308NE**  
Scale **1:1250**  
Administrative area **Greater Manchester :**  
**Oldham**



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Property

# Duke Mill, Refuge Street, Shaw, Oldham, OL2 8RH

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## Valuation

Current rateable value (1 April 2017 to present)

£102,000

This is not the amount you pay. It is used to calculate your business rates bill. [Estimate your business rates bill](#)

## Other valuation periods for this property

| Valuation period <a href="#">Help with Valuation period</a>       | Effective date <a href="#">Help with Effective date</a> | Rateable value |
|---|---|----------------|
| <b>PREVIOUS</b> <a href="#">17 November 2009 to 31 March 2017</a> | 1 April 2010  | £101,000       |

Hide all sections

Property details , Hide this section

|  |                        |
|--|------------------------|
| <b>Description</b>   | Mill & premises        |
| <b>Local authority</b>   | Oldham                 |
| <b>Local authority reference</b> <a href="#">Help with Local authority reference</a>   | 99998000050351         |
| <b>Base rate</b>   | £7.82                  |
| <b>Basis of measurement</b> <a href="#">Help with Basis of measurement</a>             | GIA                    |
| <b>Transitional relief certificate issued</b>  | No                     |
| <b>Valuation scheme reference</b> <a href="#">Help with Valuation scheme reference</a> | <a href="#">356312</a> |

**Special category code**  
**Effective date** [Help with Effective date](#)

096G  
 1 April 2017

How this valuation is calculated , Hide this section

#### Mill & premises floor areas

| Description                   | Area m <sup>2</sup> /unit | £ per m <sup>2</sup> /unit | Value <a href="#">Help with Value</a> |
|-------------------------------|---------------------------|----------------------------|---------------------------------------|
| Ground floor workshop         | 497.6                     | £8.21                      | £4,085                                |
| Basement floor warehouse      | 3,533.6                   | £4.92                      | £17,385                               |
| Basement floor locker room    | 35.4                      | £9.03                      | £320                                  |
| Basement floor office         | 119                       | £5.91                      | £703                                  |
| Ground floor production area  | 3,017                     | £8.21                      | £24,770                               |
| Ground floor plant room       | 251                       | £8.21                      | £2,061                                |
| Ground floor plant room       | 6.2                       | £8.21                      | £51                                   |
| Ground floor internal storage | 58.4                      | £8.21                      | £479                                  |
| Ground floor canopy           | 112                       | £1.23                      | £138                                  |
| First floor production area   | 3,259                     | £6.16                      | £20,075                               |
| Second floor production area  | 2,494                     | £4.11                      | £10,250                               |
| Third floor production area   | 764.2                     | £3.70                      | £2,828                                |
| Third floor internal storage  | 343.8                     | £3.70                      | £1,272                                |
| Third floor office            | 1,386                     | £3.94                      | £5,461                                |
| Ground floor external storage | 110.6                     | £6.16                      | £681                                  |
| Ground floor office           | 83.9                      | £29.85                     | £2,504                                |
| Ground floor loading bay      | 400.5                     | £12.44                     | £4,982                                |
| <b>Total</b>                  | <b>16,472.2</b>           |                            | <b>£98,045</b>                        |

#### Plant and machinery

| Description         | Value <a href="#">Help with Value</a> |
|---------------------|---------------------------------------|
| Plant and machinery | £4,435                                |
| <b>Total</b>        | <b>£4,435</b>                         |

#### Valuation

**Total value**                    **£102,480**  
**Rateable value (rounded down)** **£102,000**

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## Help with current valuation

You can tell the Valuation Office Agency (VOA) that:

- your property details (such as floor area sizes and parking) need changing
- you think your rateable value is too high

You need a business rates valuation account to tell the VOA yourself or appoint an agent to do it for you.

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