



Oldham Road, Rochdale, OL16 5QJ

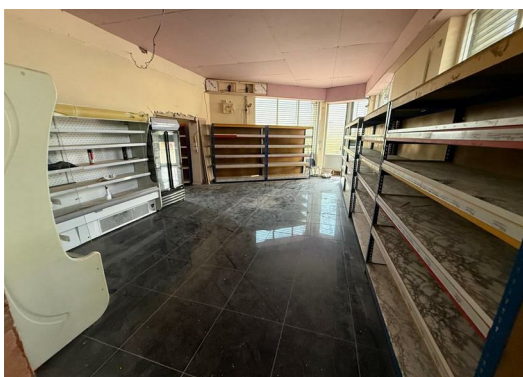
£1,100 Per Month

An excellent opportunity to lease a versatile ground floor commercial unit on Oldham Road, Rochdale. Offering flexible accommodation, this well-proportioned premises is ideally suited to a wide variety of business ventures and provides an excellent opportunity for both new and established businesses seeking a prominent and accessible location.

The accommodation comprises a spacious open-plan shop floor extending across three rooms on the front and sides of the building, creating a bright and adaptable trading space that can easily be configured to meet the individual requirements of the incoming tenant. There is a further room which lends itself perfectly as a storage area, private office, staff room or treatment room, together with a conveniently located W.C. The unit also benefits from external security shutters, providing additional security and peace of mind outside business hours.

The flexibility of the layout makes the property suitable for a broad range of commercial uses, subject to any necessary consents. It would be ideal for a convenience store, beauty salon, hairdresser, barber shop or aesthetics clinic, while also offering excellent potential for retail businesses, office accommodation, accountancy practices, health and wellbeing clinics, physiotherapy or sports therapy practices, pet grooming services, tutoring centres, boutiques and many other independent businesses looking for highly adaptable commercial space.

Occupying a convenient position on Oldham Road, the property enjoys excellent access to a wide range of local amenities and benefits from close proximity to nearby retail parks, established residential neighbourhoods and other thriving businesses. The location experiences regular passing traffic and commuter movement, helping to maximise business exposure, while excellent transport links provide easy access to Rochdale town centre, the



Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through
Lifestyle Sales and Lettings

Room 1

17'4" x 30'2" (5.30 x 9.20)

Room 2

10'2" x 15'1" (3.10 x 4.60)

Room 3

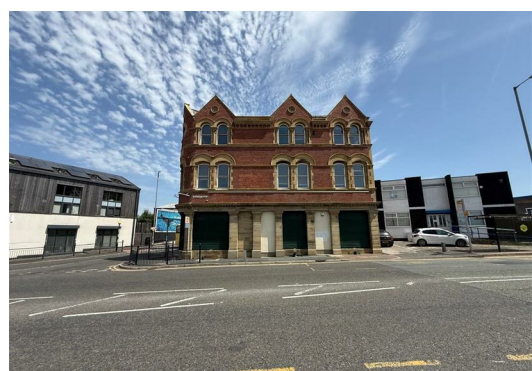
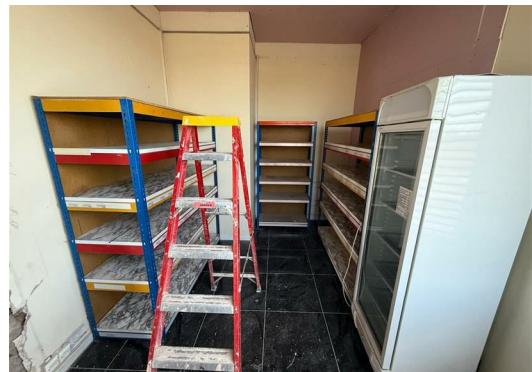
11'5" x 11'9" (3.50 x 3.60)

W.C.

5'6" x 5'6" (1.70 x 1.70)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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