



615 OLDHAM RD | FAILSWORTH | MANCHESTER | M35 9AN



8,700 sq ft (Approx) (809 sq m)



PROMINENT SHOWROOM

TO LET

DESCRIPTION

The property comprises a single-storey modern showroom with extensive frontage to Oldham Rd. Access for loading is to the rear of the property via a small secure yard and via 2no steel loading doors.

The showroom is currently being modernised and prepared for marketing and will be available for occupation very soon.

LOCATION

The property is prominently located fronting onto Oldham Rd (A62) in close proximity to the main entrance to Housing Units, the highly renowned household department store.

Manchester city centre is around 4 miles to the south west and Oldham centre lies around 2.75 miles to the north west.

Oldham Rd (A62) is the main arterial link between Manchester and Oldham and J22 of the M60 motorway is only a short distance away.

SERVICES

The property has the benefit of all mains services. Heating is by gas fired hot air blowers in the showroom.

There are staff WC facilities and a small kitchen to the rear of the premises.

FLOOR AREA

The property has been measured in accordance with the RICS code of measuring practice and is estimated to extend to 8,697 sq.ft (808 sq.m) gross internal.

Left Hand Bay 4,501 sq.ft
Right Hand Bay 4,196 sq.ft

TOTAL 8,697 sq.ft

TERMS

The property is available TO LET by way of a new flexible lease drawn on full repairing and insuring terms.

Rental £70,000 per annum, exclusive.

RATES

The property has a Rateable Value of £78,500 and we estimate that the Rates Payable in the current year (2021/2022) will be in the order of £40,192.00.

EPC

Available on request.



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VIEWING

By prior appointment with the Sole Agents:
Houghton Warburton on 0161 839 0080.

