



ACORN STREET/ATHENS WAY | LEES | OLDHAM | OL4 3PD



3,866 sq ft (359 sq m)



ESTABLISHED D2 PROPERTY SUITABLE
FOR ALTERNATIVE USES (Subject to consent)

TO LET

DESCRIPTION

The property has been trading as a childrens play/activity/party centre for a number of years and as such is well established as a D2 operation.

The property is a modern single storey warehouse facility of steel portal frame construction with half brick/blockwork and steel profile clad elevations, solid concrete floor, a pitched and lined roof incorporating translucent panels and affording an eaves height of 18 feet at the haunch. The property also has a large roller shutter door leading into what is currently used as a car park.

Internally the property has been very well fitted out to accommodate the existing use and briefly comprises open 'play' area, reception/sales, office, snack bar and kitchen, stores and washroom facilities. Above these areas is a mezzanine area which is generally used for private parties.

Externally the property has its own secure dedicated car park and an adjacent small area of land which can accommodate storage or amenity space.

The property is considered suitable for alternative uses such as nursery, garden centre, showroom, educational/religious uses etc, subject to appropriate consents. Further detail on application.



LOCATION

The property is very prominently located along Acorn Street/Athens way on the edge of Lees village centre in a well established mixed residential and commercial locality close to all village amenities. The main A669 Lees Road is very close by and this provides good access to the surrounding district, Oldham town centre and the Saddleworth area.

RATES

Rateable Value £18,450

SERVICES

We understand that all mains services are available. The building is heated by roof mounted gas fired hot air blowers and the property has full lighting installation and intruder alarm.

FLOOR AREAS

The unit extends to 3,866 sq ft in total made up as follows:

Main building	3,082 sq ft
Mezzanine	784 sq ft
Total	3,866 sq ft

ENERGY PERFORMANCE CERTIFICATE

Available on request.

TERMS

The property is available To Let under the terms of a new lease for a period to be agreed. Rental £35,000/annum, exclusive.

Further details on application.

VIEWING

Please contact the Sole Agents; Haughton Warburton on 0161 839 0080.



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