



WALK THROUGH VIDEO TOUR

**ATTENTION ALL INVESTORS/DEVELOPERS/OWNER OCCUPIERS.
2400 Sq Ft Industrial Unit On Approximately 8500 Sq Ft Site.**

Unit 4

John Lee Fold,, Middleton, M24 2LR

Industrial, Industrial / Storage,
Investment - Industrial

FOR SALE

2,400 sq ft

(222.97 sq m)

- Walk Through Video Available To View.
- 2400 Sq Ft Industrial Premises On A 8500 Sq Ft Site
- ATTENTION ALL INVESTORS/DEVELOPERS/OWNER OCCUPIERS.
- Phase 3 Electric
- Close to M60 Motoway Network
- Gated Site/Compound

Where your business belongs

Unit 4, John Lee Fold,, Middleton, M24 2LR

Summary

Available Size	2,400 sq ft
Price	£175,000 Including a 2400 Sq Ft Industrial unit on a 8500 Sq Ft Site.
Business Rates	You can get small business rate relief if: your property's rateable value is less than £15,000 and your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (VOTED NUMBER 1 COMMERCIAL PROPERTY AGENT IN GREATER MANCHESTER FOR DISPOSALS 2021) are delighted to bring to the market this 2400 Sq Ft industrial premises sitting on a approximate 8500 Sq Ft gated site/compound.

The site would be beneficial to both owner occupiers with its close proximity to Middleton town centre and the M60 Motoway net work around Greater Manchester. Investors- with a rental value as the premises stands, in the region of £16,000pa, this would give you a 9.14% on your investment. The premises also lends itself to be split into two separate units which potentially would increase the rental income. The premises also benefits from phase 3 electric and a 4m apex.

The 8500 Sqft site also has the potential to be developed to accommodate 2 or 3 (subject to design and STPP) units with yards/parking, as the site currently has two double gated access points of approximately 6 meters in width.

The site is being sold with vacant possession on completion.

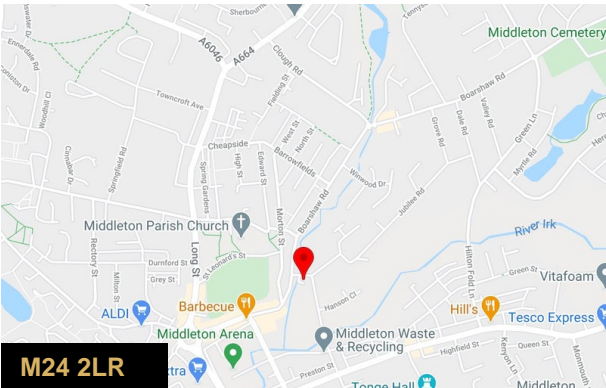
WALK THROUGH VIDEO TOUR AVAILABLE TO VIEW. VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

Location

On John Lee Fold only minutes away from Middleton town centre and only 2 miles from Junction 20 of the M60 Manchester motoway network.

VAT

We understand the property is not liable for VAT.



Viewing & Further Information



Michael Pearson
0161 764 4440
commercial@pearsonferrier.co.uk



Oliver Grant
0161 764 4440
oliver@pearsonferrier.co.uk

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