



FOR SALE

FANTASTIC INVESTMENT OPPORTUNITY!

A two storey mid terrace retail premises of traditional brick construction under a pitched roof.

Vacant ground floor self contained retail unit, with a one bedroom first floor flat which is currently tenanted on an AST Lease with a rental income of £4,500 Per Annum.

£110,000



Ref: COM190050

574 Ashton Road, Oldham, Greater Manchester, OL8 3HW

Property Description

The property comprises a mid terraced retail unit with a separate self contained first floor flat.

Available for sale, the property extends to approximately 69.22 sq.m (745sq.ft) or thereabouts. The property could suit an investor and would provide two separate incomes from the first floor flat and ground floor retail space.

There is a rear access door from the ground floor kitchen area which leads to an enclosed yard, currently utilised for bin storage.

The property is fitted with an electric roller shutter to the shop.

Further Lease details are available upon request in respect of the first floor flat.

The sizes and dimensions quoted are in accordance with the RICS code of measuring practice and are accurate to within 5%. The overall sizes quoted are gross internal floor areas unless otherwise stated

Location

Surrounding occupiers include the Hathershaw Public House, hairdressers, a pharmacy and several other independent retailers.

The property is approximately 1.5 miles away from Oldham Town Centre and approximately 3 miles to Ashton Town Centre.

There is a public car park a few metres away from the property on Claremount Street, which is free for up to two hours. Access to the rear of the property can also be gained from Claremont Street.

Accommodation

As measured on a net internal basis, the areas are as follows: -

Ground Floor- 29.45 sq.m (317 sq.ft) or thereabouts

Open Plan Retail Area

Kitchen

W/C

Enclosed yard at the rear

First Floor Flat- 39.77sq.m (428sq.ft) or thereabouts

Bedroom

Lounge

Kitchen

Bathroom

Business Rates

We are advised the rateable value is £2,900
Uniform Business Rates 2017/2018: £0.479

For verification purposes, prospective tenants are advised to make their own enquiries to Oldham MBC to confirm the current business rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability

Tenure

We are advised the property is freehold, however solicitors will confirm this.

Planning

Please contact Oldham Metropolitan Borough Council, Civic Centre, West Street, Oldham OL1 1UG in relation to any planning queries:-
Tel No: 0161 770 3000

Services

We understand that all main services are available, however no checks have been made by the marketing agent Ryder & Dutton Ltd.

We are advised by the Landlord that the flat does have separate services to the ground floor shop.

VAT

We are advised VAT is not payable on the sale property, however solicitors should confirm this.

Website

The property along with others we are currently marketing is available to view on www.ryder-dutton.co.uk, www.onthemarket.com & www.rightmove.com

Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept . Tel No: 0161 925 3232.

EPC Rating: TBC

