

Hilco Valuation Services act as sole selling agent for the Joint Liquidators

# COMMERCIAL YARD

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UNIT 3 | CHADDERTON MILLS  
WHARF STREET | OLDHAM | OL9 7PF

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[www.hilcovs.co.uk](http://www.hilcovs.co.uk)

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## PROPERTY SUMMARY

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- Freehold commercial yard
- Close connectivity to A62 and M60
- Approx. 0.25 acres subject to measured survey
- Established commercial area
- Commercial building extending to approximately 1,445 sq ft

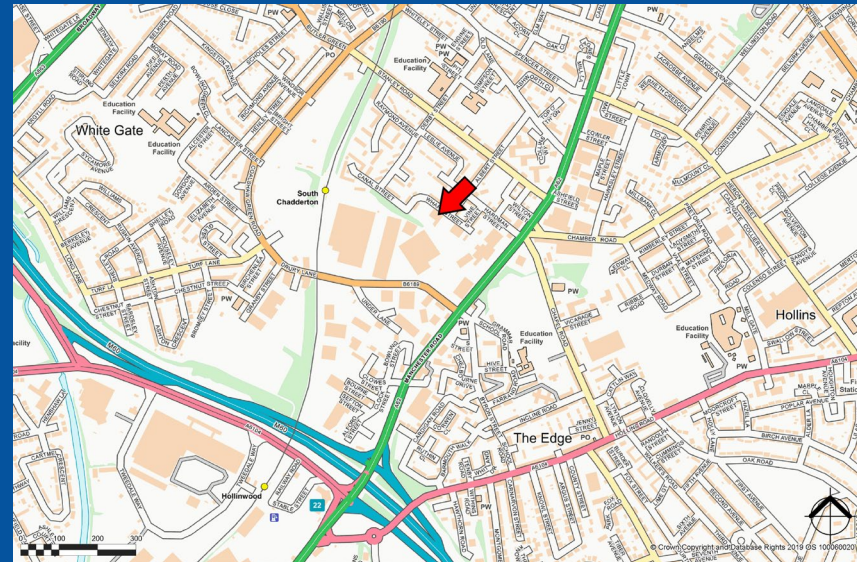


## LOCATION

The property occupies a back land position accessed via Wharf Street in Chadderton, Oldham, and is part of the former Chadderton Mills industrial area. Access onto site is by way of a right across land in third party ownership.

Major road connections are provided by minor roads to the A62, approximately 150m to the south west east. Junction 22 of the M60 is than a further 500m south west along the A62.

The site occupies a generally mixed industrial and residential location approximately 1km to the south west of Oldham's central areas. The centre of Manchester is approx. 6 km to the south west. Nearby commercial users are varied with a number of motor trade users, breaker yards etc.



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## DESCRIPTION

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The site comprises a commercial yard of approx. 0.25 acres (0.12 Ha). The yard is partially concreted with the remaining land being bare ground. The property is bounded by a variety of features including palisade security fencing, concrete post and wire etc. There is a basic brick built commercial building with profile steel sheet roof on the site which we are informed extends to approx. 1,445 sq ft.

There are no utility services currently connected to the site, although we are informed electricity has been connected to property in the past.

The property is currently occupied although it is envisaged vacant possession would be made available for a successful purchaser, if required. Further information is available from the selling agent.



# GALLERY



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## PLANNING

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The property is shown by the Borough's policy map to be within a Business Employment Area. Parties are advised to contact the local Planning Authority to check their intended use is permissible: Oldham Metropolitan Borough Council, Civic Centre, West Street, Oldham, OL1 1UT.

Tel: 0161 770 4105.

[planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)

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## TENURE

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The freehold property is registered at HM Land Registry under title No. GM646338. Copy register and title plan are available from the selling agent.



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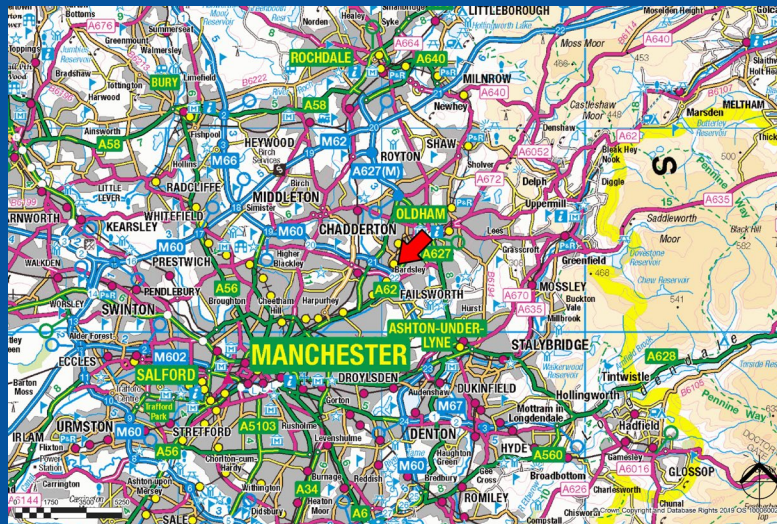
## BUSINESS RATES

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The property has a rateable value of £8,822. In isolation the property currently qualifies for 100% Small Business Rate Relief, having a rateable value of less than £12,000.

Small Business Rate Relief is available to those occupying commercial property with a total rateable value of up to £15,000. 100% relief is normally available up to £12,000 rateable value, tapering off up to a upper limit of £15,000, above which full Business Rate liability is incurred for most occupiers.

Parties are advised to check with the charging authority as to whether their circumstances would qualify them for any measure of Small Business Rate relief.



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## FURTHER INFORMATION

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### PROPOSAL

Offers are invited for the freehold interest.  
Viewings and further information  
available on request.

### GUIDE

£75,000

### VAT

We are informed the property is not subject to  
VAT, although enquiries to confirm this are  
ongoing. Further information is available  
through the sole selling agents.

### CONTACTS

For enquiries please contact:



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#### Misrepresentation Act

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