



FOR SALE/TO LET

TWO LARGE
GRADE II LISTED MILL PREMISES

APPROX 370,000sqft

WT GUNSON
CHARTERED SURVEYORS



- May Suit Alternative Use - Subject to Planning •
- Additional Showroom/Office Space • • Close to the M66 Motorway •

MUTUAL MILLS, ASPINALL STREET,
HEYWOOD, OL10 4HP

12 ST ANN'S SQUARE
MANCHESTER M2 7HW
TEL: 0161 833 9797
FAX: 0161 832 1913

Website: www.wtgunson.co.uk
Email: admin@wtgunson.co.uk

www.wtgunson.co.uk

LOCATION

The property is located on Aspinal Street, just off Rochdale Road East (A58) in Heywood. The A58 is the main thoroughfare through Heywood and runs to junction 2 of the M66 motorway. The M62 motorway is also a short drive from the property. All of the usual local facilities are readily available.

DESCRIPTION

The property comprises two Grade II Listed mill premises of estimated construction late 1800's/early 1900's. Both mills are traditional brick built below flat asphalt roofs with brick parapets. Mill No.1 has 7 floors with a two storey extension together with a high bay former boiler house and single storey loading bay canopy roof.

Mill No. 2 has 5 floors together with a lower ground floor. There is also a two storey office building.

There is ample on site car parking.

ACCOMMODATION

Mill No. 1	143,572sqft
Mill No. 2	165,974sqft
TOTAL	369,546sqft

SALE PRICE

Offers in the region of £2million.

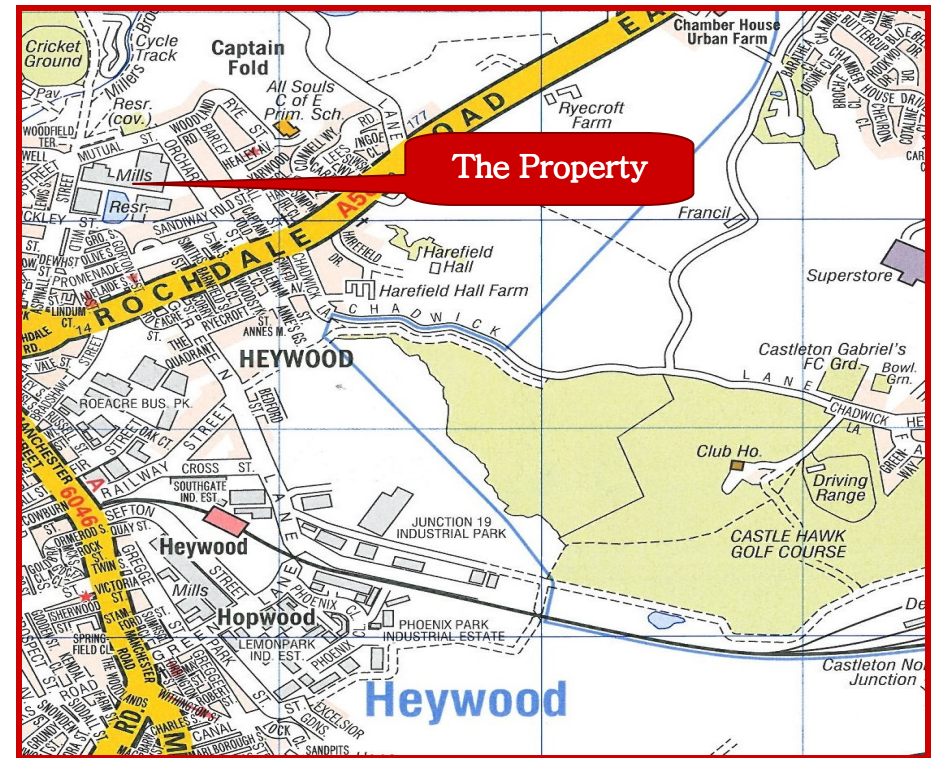
LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £250,000 per annum.

Consideration will be given to splitting the premises.

BUSINESS RATES

The property is assessed for rating purposes at R.V. £124,000.



VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT.

VIEWING

Strictly by prior appointment with the sole agents:

The logo for wtgunson, featuring a stylized 'w' and 'g' in green and red, followed by 'tgunson' in green.

Telephone:

0161 833 9797

Email:

agency@wtgunson.co.uk

Date of preparation: 7 Aug 2014 (Revised 29/10/14)

■ Valuations ■ Sales & Lettings ■ Acquisitions ■ Lease Renewals ■ Rent Reviews ■ Expert Witness ■ Dispute Resolution ■
■ Compulsory Purchase ■ Property Management ■ Rating Advice ■ Schedules of Condition ■ Landlord & Tenant Advice ■