

FOR SALE

Upon instructions of Leonard Curtis Business Solutions Group

**LANDWOOD
GROUP**



Ingham House, Denton Lane, Oldham, **OL9 8PU**

Self-contained industrial/workshop + offices

- 0.5 miles from M60
- Freehold
- 5,548 sqft over two floors
- 15 car parking spaces and additional yard area

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Location

The property is situated off Denton Lane, to the west of Oldham Town Centre, within 100 yards of the A663 and approximately 0.5 miles from Junction 21 of the M60 motorway.

Description

The property comprises a 2 storey workshop/office building, enclosed within a self-contained yard with 15 car parking spaces.

The building is brick built with a flat roof and set out over 2 storeys with workshop/stores and gents/ladies/disabled WCs to the ground floor. At first floor is the main office, additional workshop accommodation, gents/ladies WCs and a small kitchen/canteen. To one corner is a small brick built tower which offers 2 further floors of office accommodation. Externally the ground floor openings are all shuttered.

Accommodation		
Description	Sq.m	Sq.ft
Ground Floor	244.69	2,633
First Floor	240.76	2,591
Tower Landing	14.5	156
Tower Top Floor	15.65	168
Total	515.59	5,548

Services

All mains' services appear to be connected to the property including electric, water, gas and drainage.

We understand there is a fire alarm, burglar alarm and CCTV system although these have not been tested.

Tenure

The premises are held freehold under title number GM372791.

The premises are subject to a short term tenancy, expiring in March 2022.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in excess of £500,000 STC.

Rateable Value

The Valuation Office Agency reports the rateable value for the premises at £24,250.

EPC

An EPC has been requested, further information on application.

Viewings

Strictly by appointment.

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