



Oldham
The Yard
Windsor Street
Greater Manchester
OL1 4AQ

- **Freehold Multi-Let Industrial Investment**
- Two industrial units comprising 782.29 sq m (8,420 sq ft)
- 0.819 hectare (2.023 acre) site
- Established industrial area close to the A62, A627 and A627(M)
- Reversions from 2017
- Total Current Rents Reserved
£117,000 pa

SIX WEEK COMPLETION AVAILABLE

Tenure

Freehold.

Location

Oldham, which has a population in excess of 103,000, is a large Greater Manchester town and the administrative centre of the metropolitan borough of Oldham. The town lies 7 miles north-east of Manchester and 6 miles south-east of Rochdale. The town is well served by the motorway network with the A627(M) connecting to Junction 20 of the M62 Motorway and the A62 connecting to Junction 22 of the M60 Motorway. The property is situated 2 miles north-east of the town centre on Windsor Street which runs off Shaw Road (B6194) which leads to the A62.

Description

The property comprises a modern warehouse which has been split into 2 separate self-contained units. The office area which incorporates a showroom is used by the garden centre and has first and second floor offices and a single storey canopy which is used as a workshop.

The warehouse and mezzanine is occupied by PC Commercials and benefits from two full height roller shutter doors and an eaves height of approximately 6m. The remaining yard is fully concreted with palisade fencing and extends to 1.5 acres approximately and is used for parking and storage.

VAT

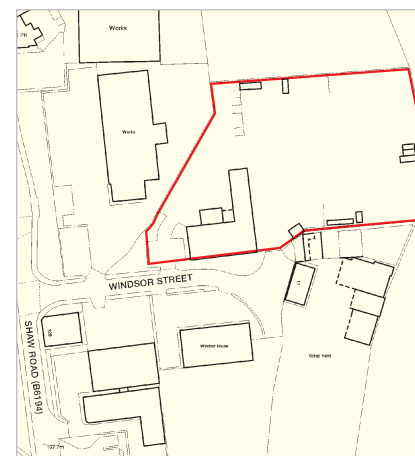
VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 113 Band E (Copy available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Unit 1	Daniel Holt (t/a D & D Gardening)	Ground Floor	58.30 sq m (628 sq ft)	5 years from 22.09.2014 FR & I	£33,000 p.a.	Reversion 2019
		First Floor	80.85 sq m (870 sq ft)			
		Second Floor	18.80 sq m (202 sq ft)			
		Canopy	189.89 sq m (2,044 sq ft)			
		Total	347.84 sq m (3,744 sq ft)			
Unit 2	Royton Minibuses Ltd	Secure Site	5 years from 01.05.2012	£12,000 p.a.	Reversion 2017	
Unit 3	X-CAV-8 Ltd	Secure Site	5 years from 01.06.2012	£45,000 p.a.	Reversion 2017	
Unit 4	PC Commercials (NW) Ltd	Ground Floor Warehouse	367.71 sq m (3,958 sq ft)	5 years from 14.11.2014 FR & I	£27,000 p.a.	Reversion 2019
		Mezzanine	66.74 sq m (718 sq ft)			
Grand Total		782.29 sq m (8,420 sq ft)	Total £117,000 p.a.			

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms C Hamilton, JMW Solicitors. Tel: 0161 832 8087 e-mail: claire.hamilton@jmw.co.uk

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