

MBRE

WAREHOUSE/LEISURE TO LET

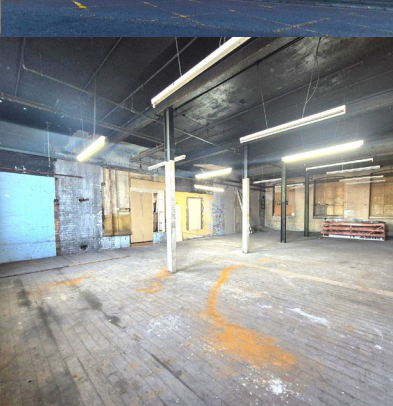
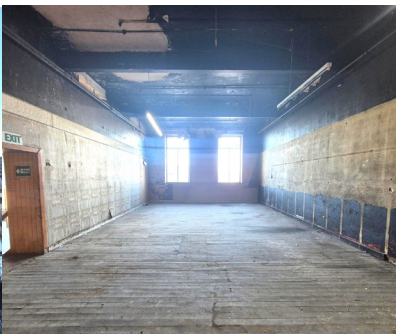
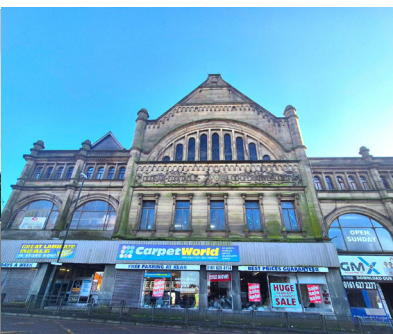


First floor

154

Huddersfield Road
Oldham, OL4 2RD

**4,840
SQ.FT**



- Open plan first floor warehouse/leisure unit
- Suitable for storage/warehouse operators
- Suitable for leisure/gym/yoga/operators
- Self contained premises with toilet facilities
- Staircase access off Huddersfield Road
- New RV required - Tenant to source with VOA
- Rent/Service Charge/Insurance/No VAT
- Minimum 3 year term - No Premium

Location

The property is located fronting Huddersfield Road and is located approximately 1.5 miles from Oldham town centre and 3 miles from the M60 motorway.

- Oldham: 1.5 miles.
- M60: 3 miles.
- Manchester: 8.5 miles.



Description/Accommodation

The property provides open plan warehouse/leisure accommodation accessed via main staircase accessed off Huddersfield Road. The property benefits from private toilet facilities.

First floor, 154 Huddersfield Road: 4,840 Sq.ft overall comprising:-

Front store: 1,832 Sq.ft - 40'2" x 47'10" less 7'10" x 11'7".

Mid store: 915 Sq.ft - 21'11" x 41'7".

Rear store: 1,838 Sq.ft - 30'7" x 60'0".

Rear toilet/store area: 255 Sq.ft.

Rateable Value

Rateable value: £TBC - TENANT TO SOURCE RV.
Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with OMBC - 0161 770 6611

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£16,800 per annum exclusive.
£1,400 per calendar month.

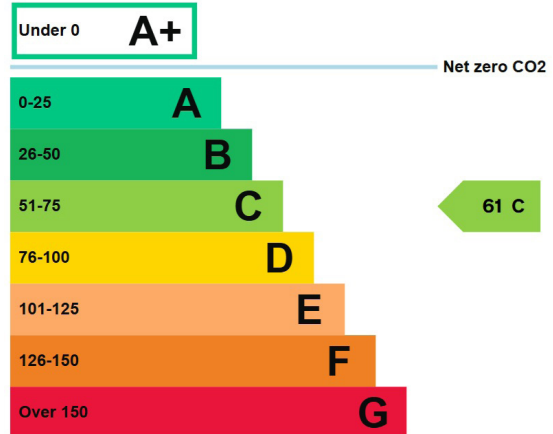
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Estimated £2,500 per annum.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Estimated £1,000 per annum.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. APRIL 2025.