

TO LET TRADE COUNTER / RETAIL (FOOD / NON FOOD) OPPORTUNITY

MANCHESTER ROAD • A62 • CHADDERTON • MANCHESTER • OL9 7NG

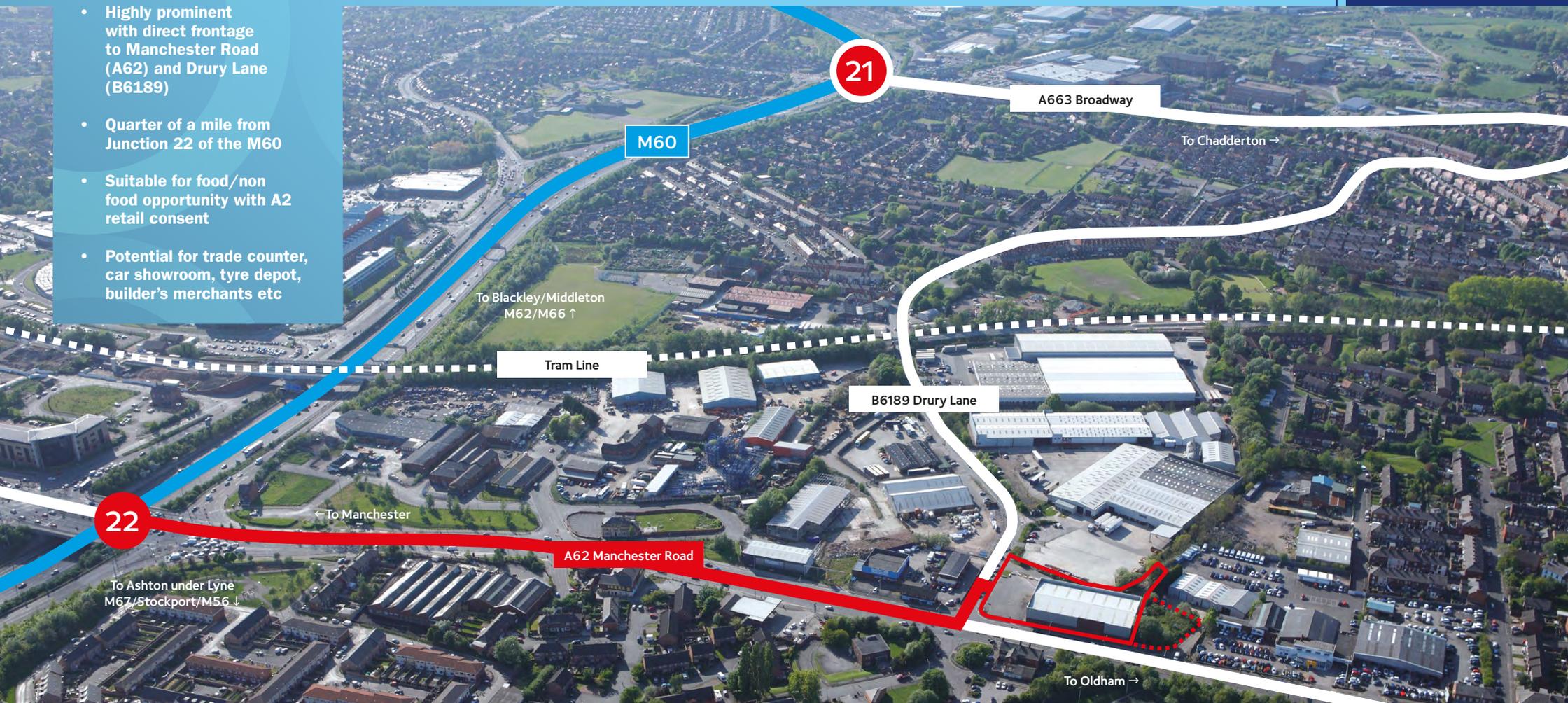


ACCOMMODATION FROM 5,000 – 16,426 SQ FT (465 – 1,526 SQ M)
SITUATED ON A SITE AREA OF 1 ACRE (0.29 HA)
ADDITIONAL LAND OF 0.25 ACRES POTENTIALLY AVAILABLE

ON THE INSTRUCTIONS OF



- Highly prominent with direct frontage to Manchester Road (A62) and Drury Lane (B6189)
- Quarter of a mile from Junction 22 of the M60
- Suitable for food/non food opportunity with A2 retail consent
- Potential for trade counter, car showroom, tyre depot, builder's merchants etc



LOCATION

The property is prominently located fronting Manchester Road (A62) and Drury Lane (B6189) Chadderton, Manchester. It is located approximately 2 miles south east of Oldham town centre, 5 miles north east of Manchester city centre and approximately quarter of a mile from junction 22 of the M60 orbital. Manchester Road (A62) is one of the busiest arterial routes in and out of Manchester.



PEUGEOT

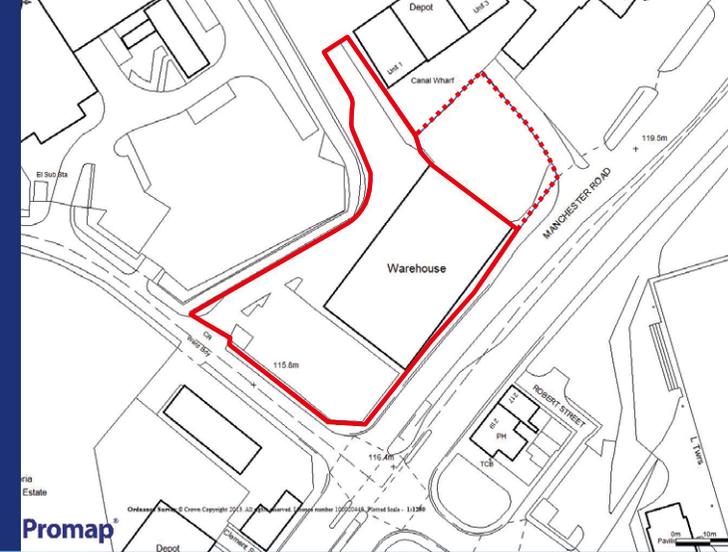
DESCRIPTION

The facility is situated on the corner of Drury Lane and Manchester Road (A62) with direct prominence to this arterial route and access via Drury Lane.

The property comprises a self contained retail / warehouse unit of a steel portal frame construction incorporating PVC coated cladding to walls and roof. The property benefits from a substantial yard and car parking area.

The property also benefits from 2 roller shutter access doors and a main entrance foyer. The accommodation provides open plan column free space with a sealed concrete floor. The property has an eaves height of 5.5 metres to the underside of the haunch.

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TERMS

Upon application.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

All main services are available.

ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) is available on request.

BUSINESS RATES

We understand the Rateable Value for the property equates to £152,000. Rates payable 2013/14 equates to £71,592.

SPECIFICATION

- Eaves height to the underside of the haunch 5.5m
- 2 roller shutter doors
- Open plan column free space
- Substantial yard and car park
- WC facilities

ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition and comprises the following:

	sq ft	sq m
Retail/Warehouse	5,000 - 16,426	465 - 1,526
Total site area	1 acre (0.29 hectares)	

VIEWINGS

For further information please contact the sole agents:

Rick Davies (rick@daviesharrison.com)
or Simon Foden (simon@daviesharrison.com)
of Davies Harrison 0161 236 9999.

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