

**TO LET**

**6,053 SQ FT (562.34 SQ M)**

**ON A SITE AREA OF 0.75 ACRE (0.3 HA)**

- Fully secure site
- Large concrete yard
- 500m from A62 Oldham Way
- 3 miles from M60 Motorway

**dh** **DAVIES  
HARRISON**  
REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)



**FORMER TRAVIS PERKINS, PARADISE MILL, BELL STREET,  
OLDHAM, OL1 3QA**  
**TRADE COUNTER / SHOWROOM / WAREHOUSE AND OFFICE ACCOMMODATION**

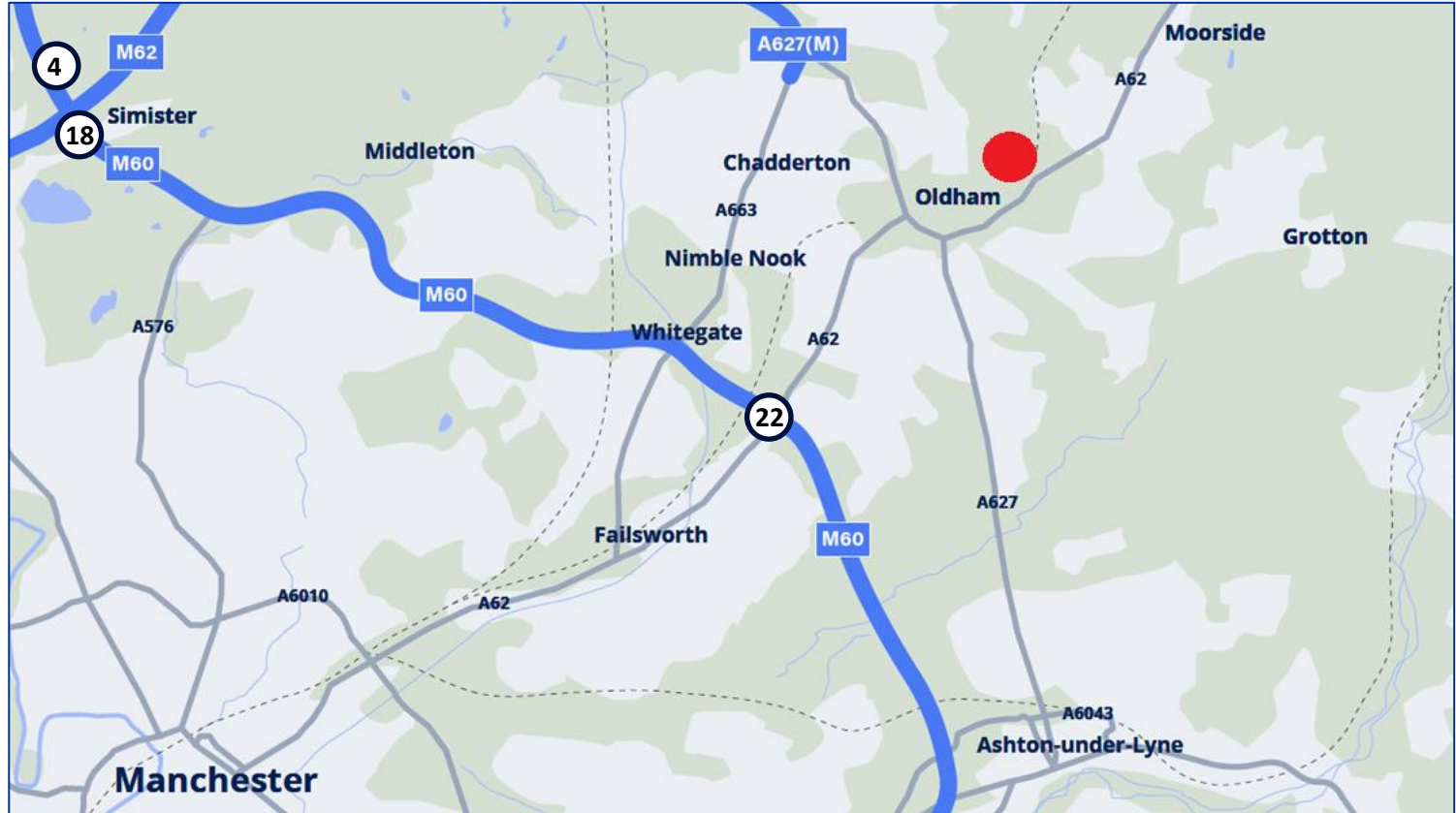
# LOCATION

The property is situated fronting onto Bell Street in Oldham Town Centre. The area is an established secondary industrial and trade suppliers' location.

Oldham lies approximately 8 miles north-east of Manchester City Centre.

The property offers excellent transport links being located 500m from the A62 Oldham Way which provides direct access to the M60 Motorway at Junction 22 within 3 miles.

Oldham Mumps Metrolink tram stop is located 0.2 miles to the south-west



[///exit.runner.seated](http://exit.runner.seated)



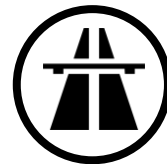
Oldham Mumps  
Metrolink  
0.2 miles



A62  
Oldham Way  
500m



J22  
M60 Motorway  
3 miles



J20  
M62 Motorway  
4.5 miles



Oldham  
Town Centre  
5 miles



Manchester  
City Centre  
8 miles

# DESCRIPTION

The property comprises a former cotton mill and two further detached buildings.

## Trade Counter / Office

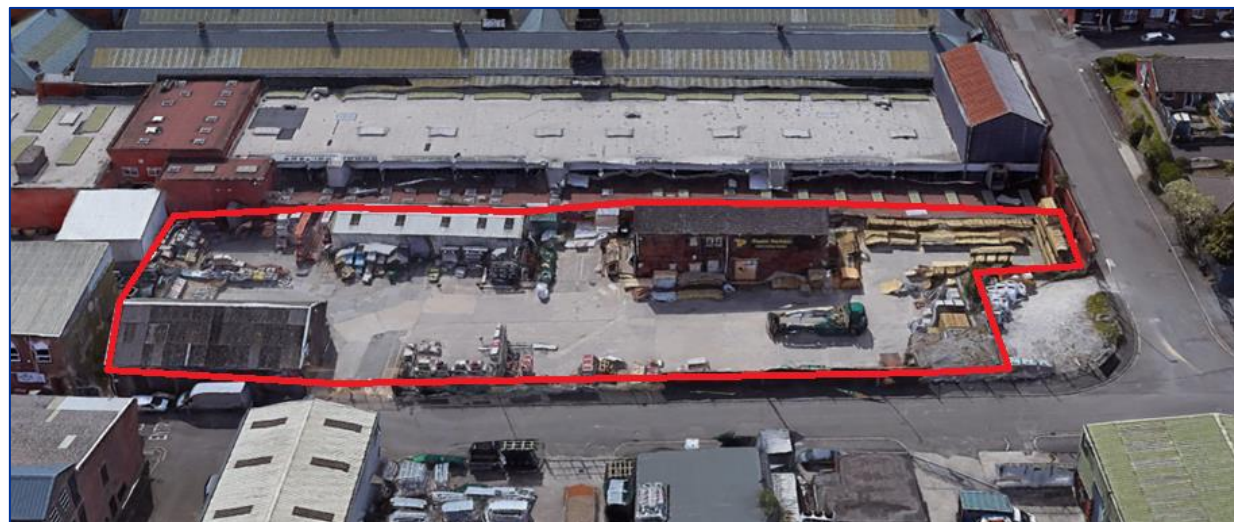
- Two storey accommodation
- Brick construction under a pitched slate roof
- Ground floor comprises trade counter / showroom area
- Office, storage, kitchen and WC to the first floor

## Warehouse

- Single storey brick-built warehouse
- Pitched corrugated asbestos cement panelled roof
- Translucent roof lights
- Concrete floor
- Electric roller shutter

## Store

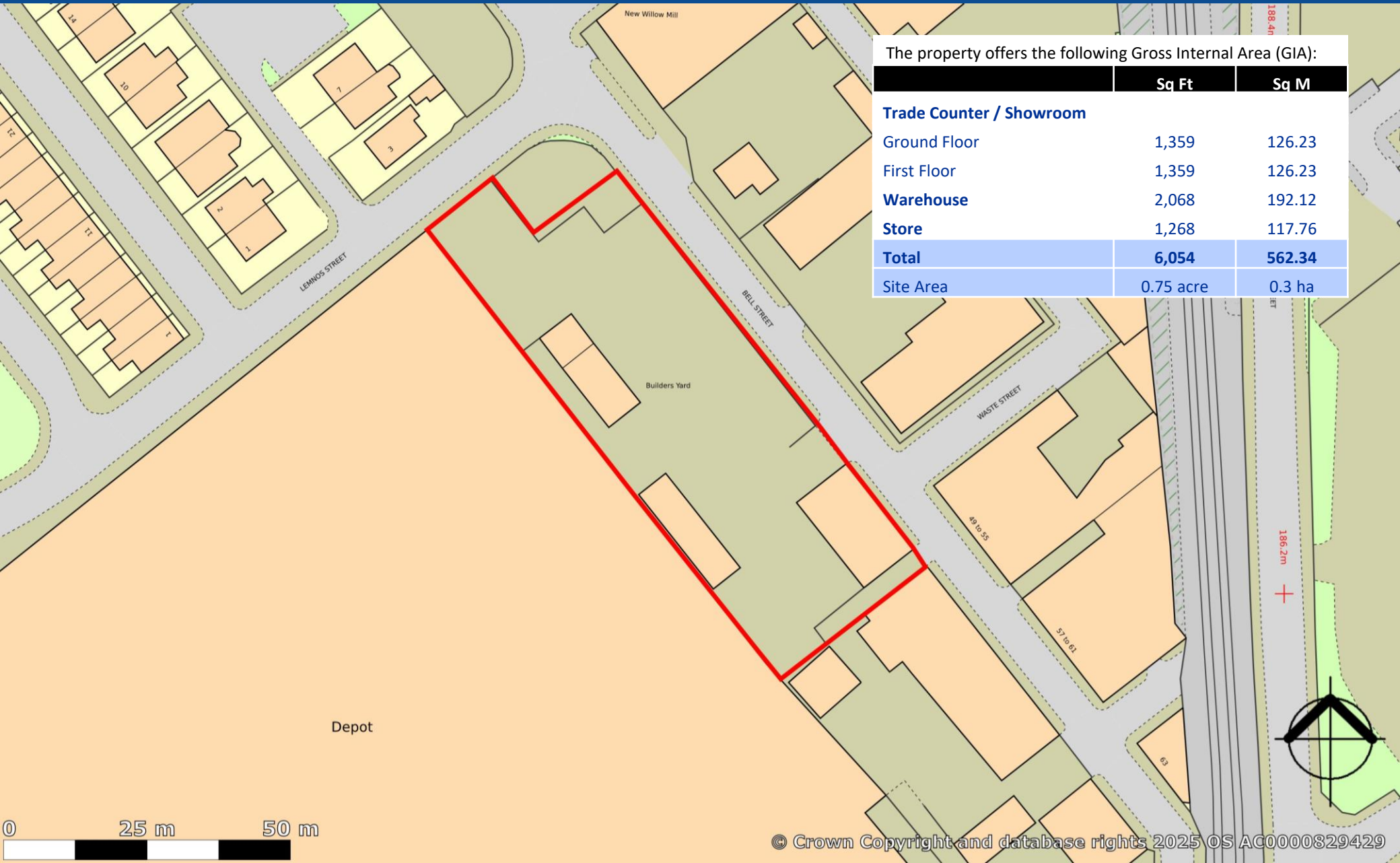
- Single storey unit of steel frame construction
- Low level brick elevations with infill concrete panels above
- Pitched profile metal roof
- Fluorescent strip lighting
- Concrete floor
- Two timber loading doors



## Externally

- Mixture of concrete and tarmac surfaced yard
- Yard measures approximately 25,474 sq ft (0.585 acres / 0.237 ha)
- Site is secured by a combination of brick wall and paladin fencing
- Single ingress and egress point
- Double gates

# ACCOMMODATION / SITE PLAN

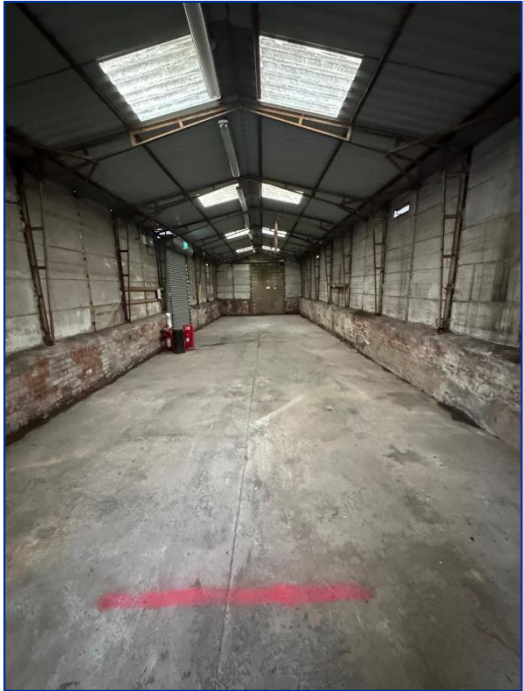


The property offers the following Gross Internal Area (GIA):

	Sq Ft	Sq M
<b>Trade Counter / Showroom</b>		
Ground Floor	1,359	126.23
First Floor	1,359	126.23
<b>Warehouse</b>	<b>2,068</b>	<b>192.12</b>
<b>Store</b>	<b>1,268</b>	<b>117.76</b>
<b>Total</b>	<b>6,054</b>	<b>562.34</b>
Site Area	0.75 acre	0.3 ha



# GALLERY



# FURTHER INFORMATION

## Services

We understand all mains services are available to the property, including three phase electricity, gas, mains water and drainage.

## Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request.

## Rateable Value

The property is entered in the 2023 Rating List as “Buildings merchant and premises” with a Rateable Value of £31,250.

We advise interested parties to make their own enquiries of the Local Rating Department.

## Planning

Interested parties should make their own enquiries of Oldham Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

## Rental

Upon application.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants.

Prospective tenants will need to provide proof of identity and residence.

## Further Information / Viewings

For further information, or to arrange a viewing, please contact:



**RICK DAVIES**  
07831 658804  
rick@daviesharrison.com

**JOHN HARRISON**  
07767 648094  
john@daviesharrison.com

### IMPORTANT NOTICE

Davies Harrison and for themselves and/or the Vendors or Lessors of this property whose agents they are, give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property.

Aerial image provided by Google Earth.

February 2025