



OLDHAM & ASHTON-UNDER-LYNE

J24

M60

M67

STOCKPORT & MANCHESTER AIRPORT



Premier Inn



TKC

Go



Sainsbury's

PARKWAY

OLDHAM STREET



Purpose-Built Leisure Facility
Potential Refurbishment / Redevelopment including:

- Headquarters Office Accommodation
- Industrial or Warehousing
- Car Showroom
- Retail or Non-Food Retail
- Medical / Private Hospital / Vets
- Self-storage and Open storage

FOR SALE (MAY LET) – PRELIMINARY ANNOUNCEMENT
FORMER PURE GYM, PARKWAY / OLDHAM STREET,
DENTON, MANCHESTER, M34 3SJ
16,102-26,751 SQ FT (1,495-2,485 SQ M) ON A SITE AREA OF 1.935 ACRES (0.783 HA)

dh **DAVIES HARRISON**
 REAL ESTATE
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www.daviesharrison.com

LOCATION

- Occupies a highly prominent position at the junction of Parkway and Oldham Street in the heart of Denton
- Lies adjacent to Junction 24 of the M60 Motorway at its intersection with the M67
- 500m from Denton Railway Station
- Nearby bus routes providing regular services to Manchester City Centre, Manchester Airport, Stockport and Wilmslow
- 15-minute drive from Manchester International Airport
- Nearby amenities include Sainsbury supermarket, Premier Inn, Brewers Fayre and Crown Point Shopping Park



Denton
Train Station
1 minute



M60
Junction 24
2 minutes



Denton
Town Centre
3 minutes



Stockport
Town Centre
8 minutes



Manchester
International Airport
15 minutes



Manchester
City Centre
22 minutes



AERIAL



24

M67

A57 Manchester Road North

Premier Inn



Sainsbury's

Oldham Street



Parkway

M60

TKC

Go

Kooltrade™

APOLLO SCIENTIFIC

TRANSLINK

nanit



suez

L Littlewood & Son

STOCKPORT

wienerberger

Windmill Lane

Quattex

ACCOMMODATION / DESCRIPTION

The property comprises the following Gross Internal Area:

	Sq ft	Sq m
Ground Floor	16,102	1,495.91
First Floor	10,649	989.32
Total Accommodation	26,751	2,485.23
Site Area	1.935 acres	0.783 ha
Site Coverage	32%	

Car park currently delineated for 150 car spaces

The property comprises a purpose-built health and fitness unit constructed on ground and two upper floors, offering a modern and versatile layout.

Benefiting from a highly prominent location and excellent connectivity, particularly its proximity to the M60 motorway, the property is well suited to a wide range of alternative uses (subject to the necessary consents), including:

- Continued health and fitness / leisure use
- Headquarters office accommodation
- Industrial or warehousing
- Car showroom
- Retail or non-food retail
- Medical / private hospital / vets
- Self-storage and Open storage



LEISURE CENTRE GALLERY



FURTHER INFORMATION

Services

All mains services are available to the property.

Energy Performance Certificate

The property has a current EPC Rating of 'D'.

A copy of the certificate is available upon request.

Rateable Value

The property is currently listed as "Health & fitness club and premises" with a Rateable Value of £252,500.

If the property is redeveloped or the use is changed, the property will need to be reassessed for rating purposes.

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

Planning

The property is currently used as health and fitness leisure club falling under Use Class E(d).

Tenure

The property is available to purchase freehold via title number GM882961.

Alternatively, a lease may be considered on full repairing and insuring terms to be agreed.

Price

Upon application.

Rent

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 purchasers. Prospective purchasers will need to provide proof of identity and funds upon agreement of terms.

Further Information / Viewings

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



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IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given 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.