



Heritage House, 165 Green Lane, Heywood

Offers in Region of £375,000





Heritage House, 165 Green Lane

, Heywood

*** INVESTMENT OPPORTUNITY *** VAT IS PAYABLE ON THIS PROPERTY / NO CHAIN / LARGE DETACHED COMMERCIAL BUILDING, FORMERLY USED AS A PUBLIC HOUSE BUT NOW A MULTI OFFICE BUSINESS CENTRE / SEVEN INDIVIDUAL OFFICES / LARGE MEETING ROOM / TWO KITCHENS / MALE & FEMALE TOILETS / STORE ROOM / CELLAR / FINISHED TO THE HIGHEST STANDARD & PERFECT FOR A NUMBER OF BUSINESSES / PROVEN RENTAL HISTORY / NO CONVERSION COSTS / CLOSE TO M62 MOTORWAY CONNECTION / VIEWINGS COME HIGHLY RECOMMENDED BUT STRICTLY BY APPOINTMENT ONLY ***

Tenure: Leasehold

- Available Now
- Investment Opportunity
- Business Centre
- Seven Individual Offices
- Large Meeting Room
- Two Kitchens
- Cellar
- Six Private Parking Spaces
- Secure Gated Access
- Ideal for a Number of Businesses





Reception

13' 8" x 8' 4" (4.17m x 2.53m)

Rear facing double glazed French doors and large glass lantern, radiator, neutral décor.

Office / Meeting Room

5' 10" x 10' 6" (1.78m x 3.21m)

Side facing Velux window, radiator, neutral décor, single office or meeting room.

Kitchen

8' 10" x 13' 5" (2.69m x 4.09m)

Side facing double glazed frosted window, radiator, fitted kitchen with a selection of wall and base units, complimentary work surfaces, splash back tiling, breakfast bar, electric hob, oven, integrated dish washer and fridge, storage cupboard, tiled floor.

Office / Large Meeting Room

19' 3" x 13' 4" (5.87m x 4.07m)

Side facing double glazed frosted window, two radiators, neutral décor, steps leading down to the cellar, kitchen access.

Cellar

17' 4" x 13' 5" (5.29m x 4.08m)

Male WC

7' 10" x 10' 6" (2.38m x 3.19m)

Side facing double glazed frosted window, radiator, splash back tiling, vanity hand basin with storage, urinal, toilet cubicle with WC and storage cupboard.

Female WC

7' 5" x 11' 1" (2.27m x 3.37m)

Side facing double glazed frosted window, radiator, splash back tiling, vanity hand basin with storage, two toilet cubicles with WC's.

Inner Hallway

7' 2" x 3' 3" (2.18m x 1m)

Side facing internal windows, neutral décor.





Office

22' 1" x 10' 0" (6.74m x 3.05m)

Front & side facing double glazed frosted windows, three radiators, neutral décor, meters.

Office

25' 10" x 16' 6" (7.87m x 5.02m)

Front & side facing double glazed frosted window's, three radiators, neutral décor, intercom.

Front Entrance

6' 3" x 3' 4" (1.91m x 1.01m)

Front facing entrance door, neutral décor.

First Floor Landing

Side facing double glazed window, radiator, neutral décor, loft hatch.

WC

7' 8" x 10' 6" (2.34m x 3.21m)

Rear facing double glazed frosted window, radiator, splash back tiling, two vanity hand basins with storage, two toilet cubicles with WC's.

Office

14' 1" x 13' 7" (4.29m x 4.15m)

Front facing double glazed window, two radiators, neutral décor.

Office

13' 12" x 13' 6" (4.26m x 4.11m)

Front facing double glazed window, two radiators, neutral décor.

Office

7' 9" x 10' 3" (2.35m x 3.12m)

Side facing double glazed window, radiator, neutral décor.



Revilo

Revilo



Kitchen

5' 12" x 8' 6" (1.82m x 2.6m)

Side facing double glazed window, radiator, fitted kitchen with a selection of base units, complimentary work surfaces, splash back tiling, sink & drainer, space for a free standing fridge, server cupboard.

Office

16' 12" x 13' 4" (5.18m x 4.07m)

Side facing double glazed window, two radiators, neutral décor, access to the store room.

Store Room

8' 8" x 13' 5" (2.64m x 4.09m)

Side facing double glazed window, radiator, neutral décor, loft hatch.

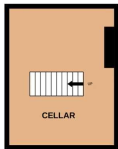
Revilo Insight

Tenure: Leasehold / Title No: GM628119 / Class Of Title: good
/ Date: 15 August 1857 / Term: 999 years from 24 June 1857 /
Rent: £6.1s.6d / Parking: Gated car park.

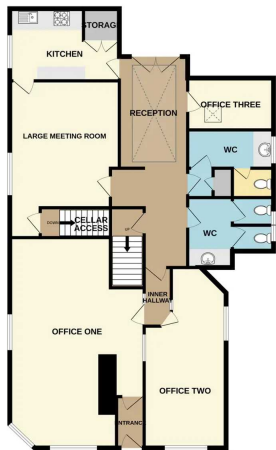
Secure gated carpark with six allocated parking spaces plus disabled parking. Gated access, fenced boundaries and planting beds to borders.



Basement
227 sq.ft. (21.1 sq.m.) approx.



GROUND FLOOR
1,438 sq.ft. (133.1 sq.m.) approx.



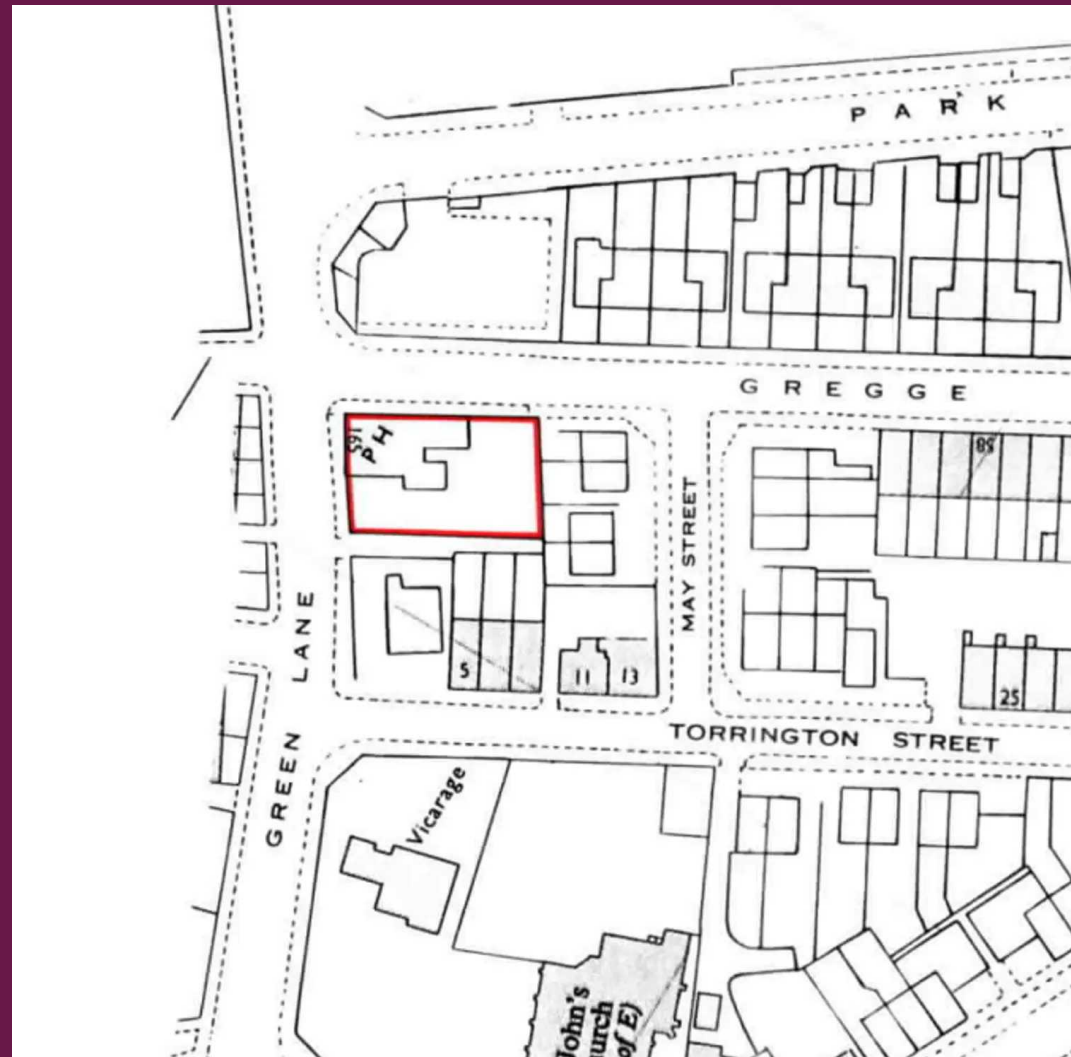
1st Floor
1,000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2671 sq.ft. (248.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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