



Belmont Works, Franklin Street, Oldham, OL1 2DP

Circa 10,330 sq ft

Detached Warehouse unit with large secure yard

- Large secure yard
- Two storey offices
- Steel portal frame construction
- **PRICE ON APPLICATION**

Belmont Works, Franklin Street, Oldham, OL1 2DP



Location

The property is situated on Belmont Street, off Franklin Street close to Oldham Town Centre. The property is in a mixed commercial and residential area.

Description

Detached former workshop/warehouse, most recently used for manufacturing, storage and distribution purposes, with stores, offices and a good-sized yard/parking area. Briefly, the property is made up of a main workshop/warehouse with an eave's height of 4 m approx, mezzanine offices and storage in the main warehouse. In addition, there are also two storey brick offices with reception kitchen and WC facilities.

Price

The property is available on a sale basis.

The quoting price is £550,000 plus vat.

The property is held long leasehold for a 99 year term from 1.8.1974. We are advised that the current ground rent is approximately £9,000 per annum

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with BC Real Estate & Barton Kendal Commercial. Please contact:

John Barton john@bcrealestate.co.uk

Marc Wright marc@barton-kendal.co.uk