Barton Kendal
COMMERCIAL

TO LET

Henderson Street, Littleborough. OL15 8DT

Detached Workshop/Distribution Unit with large yard -6,129 ft_2 approx GIA

* The unit has a large gated and fenced yard
* Includes offices and staff facilities.
* Currently 4 large roller shutter doors with potential to reinstate 3 others
* The property has just had a brand new roof.

RENTAL: £50,000 per annum (exclusive)

VIEWING: BY APPOINTMENT WITH SOLE AGENT

RICS

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents
www.barton-kendal.co.uk Tel: 01706 353 794
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Henderson Street, Littleborough. OL15 8DT

LOCATION

The property is accessed via Henderson Street, off Whitelees Road. The property is close to Littleborough Village Centre, and approximately 3 miles from Rochdale Town Centre.

GENERAL DESCRIPTION

The property comprises of a detached workshop/warehouse and benefits from the following:

- Steel portal frame construction with brand new roof
- Circa 5 m eaves
- Access via 4 full height access doors (other previous doors could be reinstated).
- Internal Mezzanine offices
- Large gated and fenced yard

FLOOR AREAS

The building has the approximate floor areas.

Main Workshop –	4,897 sq.ft
Mezzanine -	413 sq.ft
End Bay -	819 sq.ft
Total	6,129 sq.ft

TERMS

A new FRI Lease for a term to be agreed at an annual rent of £50,000.

RATING

According to the Valuation Office Online Rating List the property is assessed for rates as follows:

Rateable Value - £ 2026 Assessment

All parties are advised to satisfy themselves as to the Rateable Value.

USE

The property was last used as an engineering workshop with storage and offices. All interested parties are advised to make their own enquires of the Local Planning Authority as to their intended use.

Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been Reached

VIEWING STRICTLY BY APPOINTMENT AGENTS
BARTON KENDAL - Contact Marc Wright - 01706 353794

SUBJECT TO CONTRACT

The property is offered Subject to Contract/Lease.

The image above is for illustrative purposes only.
The whole site is inside the blue lines.
The red area is currently occupied by another tenant.

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