



markwarburton  
CHARTERED SURVEYORS

ID 100-134

## FOR SALE

RECENTLY CONSTRUCTED TWO STOREY DETACHED  
COMMERCIAL BUILDING

**1,914 SQ. FT / 178 SQ. M**

 34 HUDDERSFIELD ROAD, BOTTOM O'TH' MOOR  
OLDHAM, OL4 2AE





- Very 'clean' modern floorspace
- Well located fronting the A62 Huddersfield Road
- Close to the Oldham Way and Oldham town centre
- Alternative use potential (subject to necessary consent)



A recently constructed detached two storey commercial building providing very good quality floorspace.

Brick construction with rendered elevations, solid concrete floors and a pitched and hipped slate roof. The property has display windows to both front lower and upper elevations with return displays along the right elevation.

Internally the ground floor has most recently been in use as a clinic with the upper floor providing admin., meeting and restroom/break out space.







## SERVICES

We understand that all mains services are available: electricity, water, and drainage connections.

The property has LED lighting, electric central heating, and intruder alarm.

## RATES

Rateable Value £14,250

## PRICE

£325,000

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

## FLOOR AREA

The property extends to a gross internal floor area of 1,914 sq. ft made up as follows:

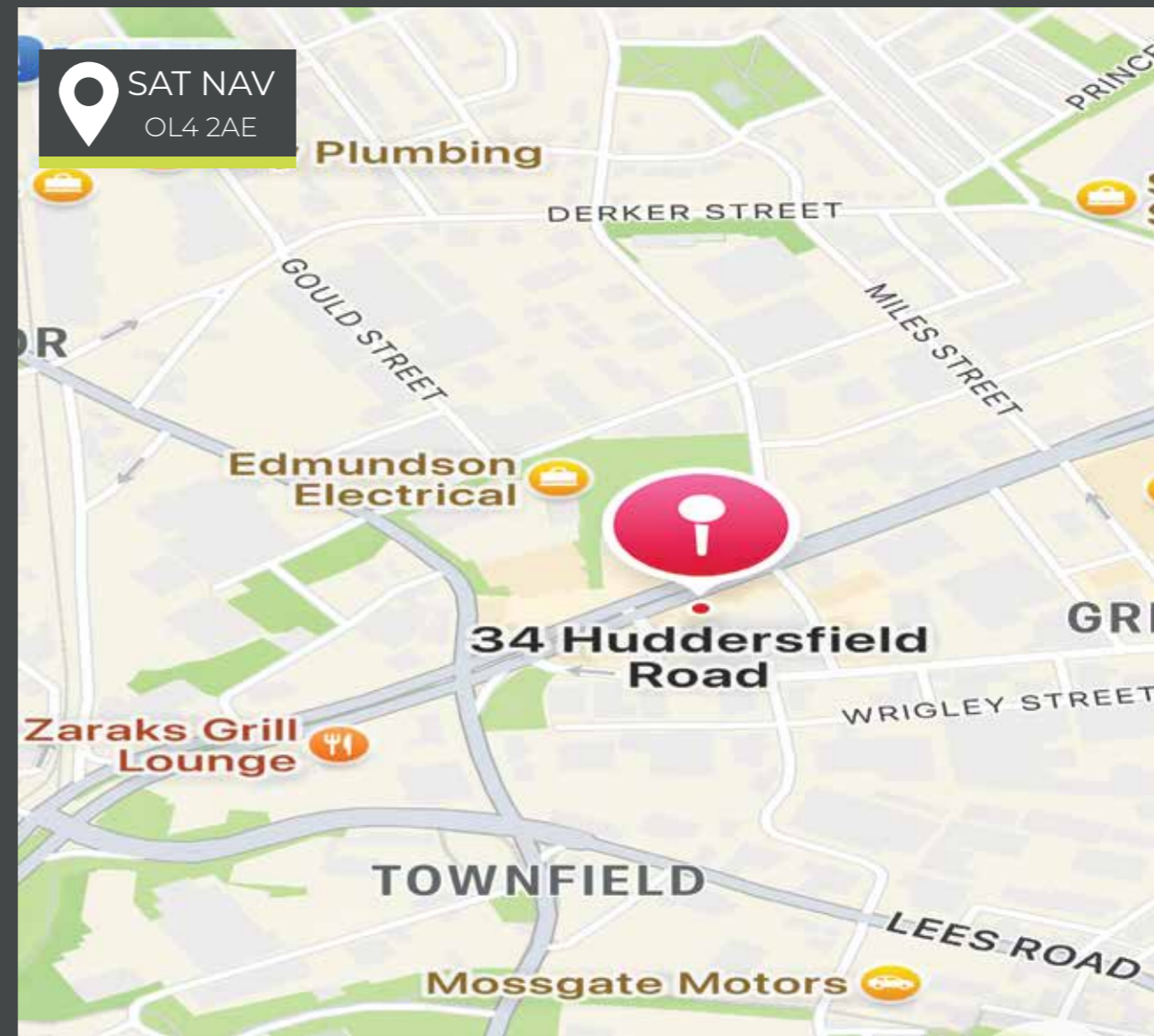
Ground Floor	957 sq. ft	89 sq. m
First Floor	957 sq. ft	89 sq. m
TOTAL	1,914 sq. ft	178 sq. m

### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

T: 07769 970244  
E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.