



markwarburton

CHARTERED SURVEYORS

ID 100-091

TO LET

GROUND AND BASEMENT FLOOR BUSINESS PREMISES

1,897 SQ. FT (176 SQ. M)

 **97B HIGH STREET, LEES, OLDHAM, OL4 4LY**

PROPERTY LOCATION

The property occupies a highly prominent position on High Street (A669) directly opposite Thomas Street within the centre of Lees village. Lees is a very long well-established retail, commercial and residential locality principally serving the local community.

The property fronts directly onto High Street close to Lees Library and opposite the St Thomas Retail Parade which accommodates a number of well-known local traders.

The property is well placed within the village and for easy access to local amenities and services, Oldham town centre and the popular rural/semi-rural district of Saddleworth which is a short 5 minutes' drive away.

There is ample closeby all day free car parking facilities available.

Please refer to attached Location Map.



97B HIGH STREET

HIGH STREET

THOMAS STREET

Red Lion

mark@mwproperty.co.uk
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- Centre of village position
- Close to all village amenities
- Free closeby car parking and good transport links
- Alternative use potential; retail, showroom, offices, studio, consulting rooms etc
- Might subdivide

FORMERLY IN USE AS A VETERINARY PRACTICE AND SUITABLE FOR VARIOUS ALTERNATIVE USES (subject to consent, as necessary). The premises comprise the ground and lower ground floor areas of number 97b High Street which is a large prominent street lined stone fronted building with a pitched slate roof.



At ground floor level it has been extensively fitted out to accommodate the previous use and is arranged into a number of connected rooms together with dedicated reception area. The lower ground floor is arranged to accommodate a number of connected rooms. The premises have a clean and tidy presentation with windows to both front and rear elevations and afford the opportunity for various business uses (subject to consents if necessary), and the possibility of subdivision to suit individual requirements.

At the rear is a small off street car parking area for two motor vehicles.

A viewing is highly recommended to appreciate the possibilities of the opportunity on offer.

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SERVICES

We understand that mains services are available.

RATES

The property forms part of a larger building with a single Rateable Value. Rates will be charged pro rata based on demised floor area as a percentage of the whole building.

Further details on application.

LEASE TERMS

Available under the terms of a new flexible lease for a period to be agreed at a rent £25,000/annum, exclusive.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

FLOOR AREA

Reception & Office	384 sq. ft	36 sq. m
Front rooms	461 sq. ft	43 sq. m
Offices & Storage	434 sq. ft	40 sq. m
Lower Ground Floor	618 sq. ft	57 sq. m
TOTAL	1,897 sq. ft	176 sq. m

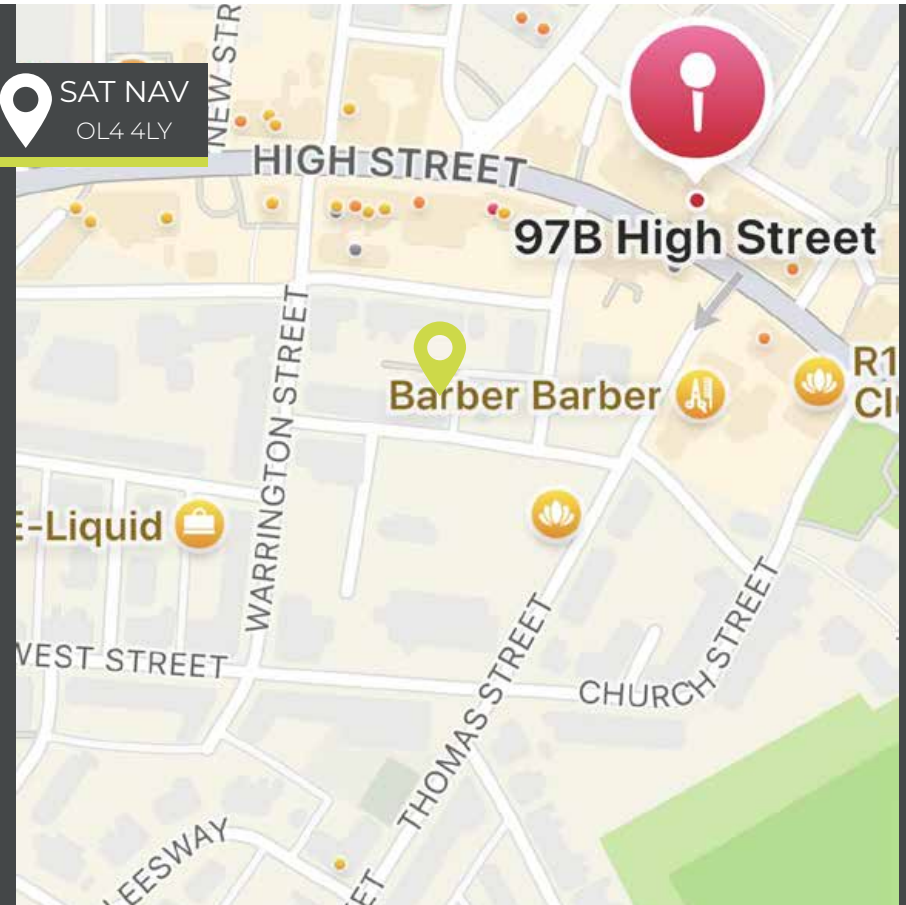
VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk



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