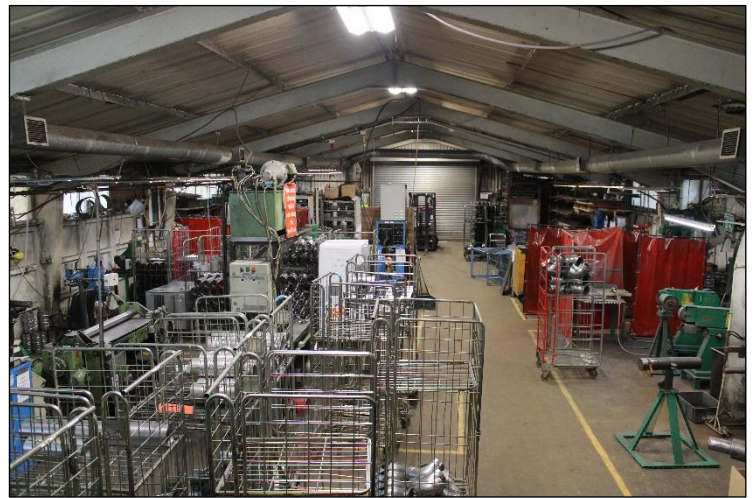
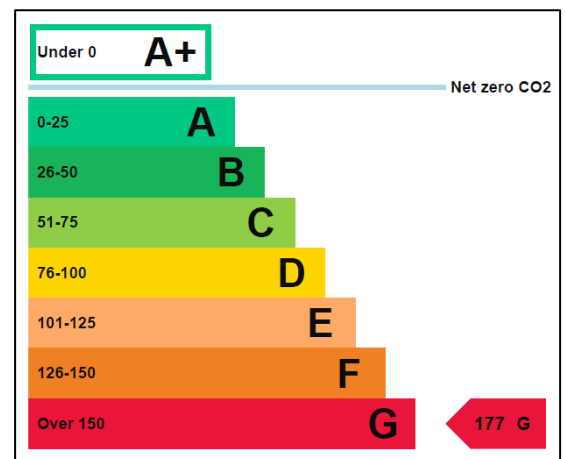


## Crossley Works, Walsh Street, Chadderton, OL9 9LR



- Single Storey Workshop Premises
- Detached Building
- 507.92 sq m (5,467 sq ft) GIA
- Includes Offices
- Outbuildings-202.59 sq m (2,181 sq ft)
- Self Contained Site-0.174 ha (0.43 acre)
- Hard Surfaced Yards
- Freehold

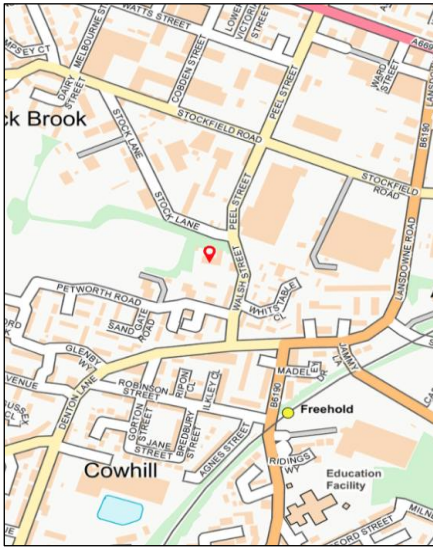
**FOR SALE: Offers Around £450,000**



## LOCATION

The property is situated on the western side of Walsh Street between its junctions with Peel Street and Denton Lane. It is just to the south of Middleton Road (A669) and to the east of Broadway (A663) just outside a Business Employment Zone known as "Chadderton Technology Park" and alongside a residential area at Stockfield Mount. Nearby businesses include Heidelberg Materials and D P Firth Transport, as well as "The Crown" Public House which is immediately to the front of Crossley Works.

Junction 22 of the M60 Manchester Orbital motorway is around 1.5 miles to the south of the property, and the Freehold Metrolink tram stop is within walking distance.



## DESCRIPTION

Crossley Works comprises a light industrial and workshop facility, with offices, extending to around 5,460 sq ft and additional outbuildings of around 2,180 sq ft.

The main workshop bay is of steel framed construction to eaves height of around 3.0m with sectional concrete and profiled asbestos fibre cement panelling to the walls and roof. This connects with an office and facilities block of sectional concrete construction. The outbuildings comprise a covered yard and an arched storage shelter.

## FLOOR AREAS

From measurements taken on site we understand the approximate gross internal floor area to be as follows:

Workshop	375.14 sq m	(4,038 sq ft)
Cabin	12.88 sq m	( 139 sq ft)
Office and Facilities	119.90 sq m	(1,291 sq ft)
<b>Total</b>	<b>507.92 sq m</b>	<b>(5,467 sq ft)</b>
Arched Shelter	87.63 sq m	( 943 sq ft)
Covered Yard	114.96 sq m	(1,237sq ft)

## OUTSIDE

Occupies a level site extending to around 0.174 ha (0.43 acre), or thereabouts. Mainly hard surfaced yard areas to 3 sides including access gates at the southeast corner of the site.

## SERVICES

We understand that mains, water, drainage, gas, single three phase electricity are connected. Prospective purchasers should make their own enquiries to ensure that services available are suitable for their requirements.

## PRICE

Offers around £450,000 are invited

## TENURE

We understand that the property is Freehold with Title GM766974 . This is subject to confirmation by solicitors.

## BUSINESS RATES

The property has been assessed for rating purposes as follows:

Workshop & premises. Rateable Value: £15,250

Uniform Business Rates 2026/2027: £0.480/£0.432

Prospective purchasers are advised to check and confirm rates payable with the Local Authority.

## PLANNING

The property is just outside a "Business Employment Area" and is "unallocated" in the current Development Plan for Oldham. It is considered that the property could be suitable for redevelopment, subject to planning consent.

## LOCAL AUTHORITY

Oldham BC, (T) 0161 770 3000 (W) [www.oldham.gov.uk](http://www.oldham.gov.uk)

## VAT

We are informed that the purchase price is not subject to the addition of VAT but solicitors will confirm.

## VIEWING

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

## BUYER DUE DILIGENCE

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID will be required for a proposed Buyer where an offer has been accepted, in principle and prior to the instruction of solicitors.

## NOTE:

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. We have not been provided with any compliance records. Viewing is at prospective purchasers/tenants own risk.

Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract      CB/LOB/A      March 26

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

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Regulated by RICS

**Important Notice:** Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.