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CHARTERED SURVEYORS

# FOR SALE



**Substantial grade 2 former cotton mill offering multi let industrial / warehouse investment property opportunity.**

**208,467 sq. ft** (19,366 sq. m) on a site of 2.68 acres

Lion Mill, Fitton Street, Luzley Brook, Royton, Oldham, OL2 5JX

## PROPERTY DESCRIPTION

The property is a substantial Grade 2 former cotton mill providing accommodation over 5 principal floors together with a basement. The construction is of steel frame with brick arched floors supported on cast iron columns, brick elevations with arched windows on each of the four elevations and a pitched and hipped slate roof.

The mill has been subdivided internally to provide a number of separate lettable areas which are occupied by a number of tenants, mainly for storage purposes. Part of the mill accommodates offices and showroom space which forms part of the owner's accommodation.

The property is in particularly good order throughout and an inspection is highly recommended.

Externally to the rear of the site are loading areas and bays serving the building, together with car parking and storage areas on a secured site.

The site extends to an area of 2.68 acres, or thereabouts and a Site Plan edged red is contained within these particulars. An inspection viewing is highly recommended.

## PROPERTY LOCATION

Lion Mill is prominently located fronting onto Fitton Street at Royton, just off the main A663 Shaw Road and approximately 2 miles northwest of Oldham and 3 miles southeast of Rochdale.

The immediate locality is characterised with traditional industrial and commercial buildings but predominantly with traditional Victorian houses and more modern 1990s housing to areas at the rear of Lion Mill.



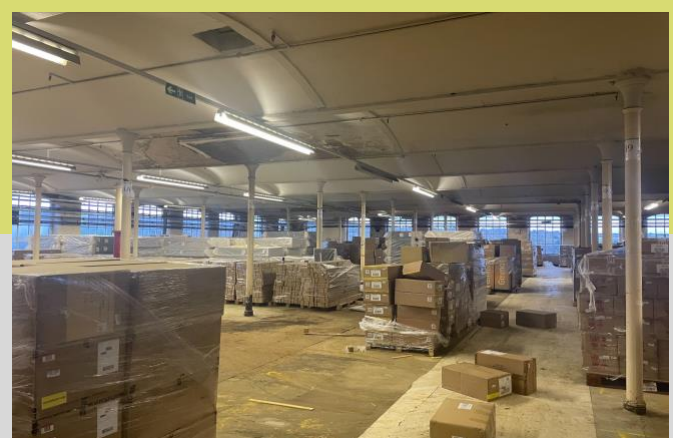
Map



Lion Mill Site



# GALLERY



## SERVICES

We understand that all mains' services are available.

## ENERGY PERFORMANCE

Certificate available on request.

## RATES

Full details on application.

## TENURE

The property is held Freehold under Title No MAN373120

The property is let to a number of tenants, including part to the owners/vendors of the property. The current annual rent roll equates to £563,502.60/annum which includes an amount of £11,500/annum received from roof sited telecommunication installations.

An up-to-date Tenancy Schedule is available showing the name of the tenant/s, demise and floor area/s occupied and current annual rent and an analysis on a per sq. ft basis for comparable purposes. Details on application.

## TERMS

The property is offered For Sale with price details on application.

## VIEWING

Following Sole Agent:

Mark Warburton Properties LLP

T: 0776 997 0244

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## FLOOR AREA

The property extends to a gross internal floor area of 208,453 sq. ft as follows:

Main Mill: 186,653 sq. ft

Outer Buildings: 9,994 sq. ft

Basement: 11,820 sq. ft

**Total: 208,467 sq. ft**

## SUMMARY

- Rare purchase opportunity midway between Oldham and Rochdale.
- Good location 5 mins from Junction 20 M62 Motorway.
- Property in very good condition throughout.
- Good loading and access facilities and high number of car parking spaces.
- Good mix of tenants, predominantly storage-based users.
- Potential to increase rent roll and possible alternative uses (subject to consents).
- Current Rent Roll £563,502.60/annum

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