

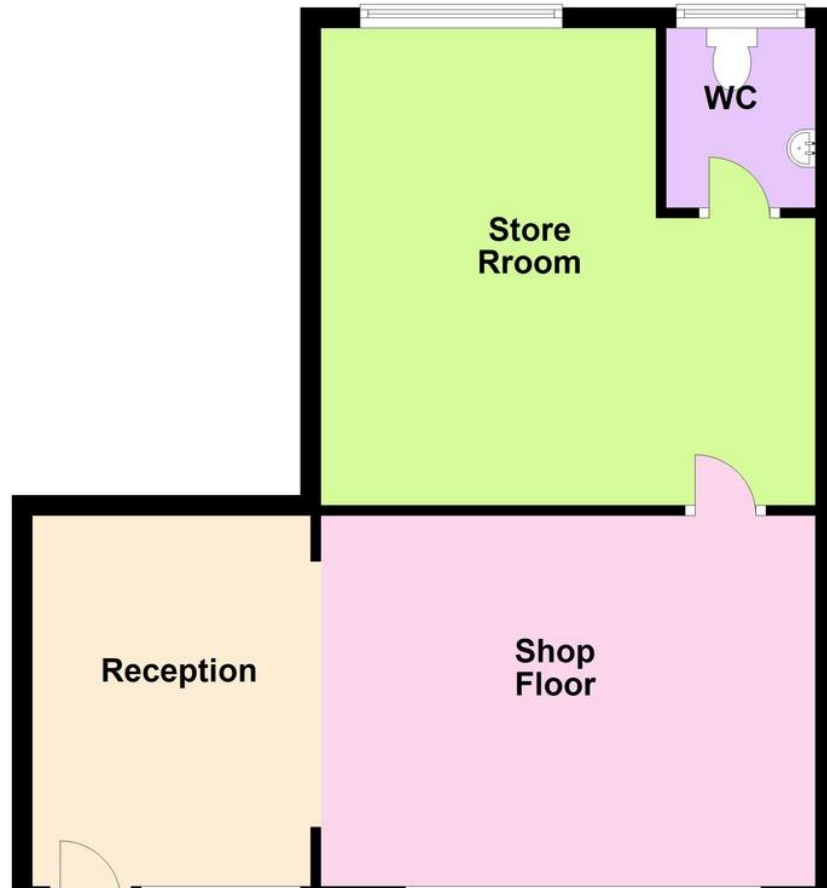


47 Ripponden Road  
Oldham

£7000 p.a.

- Ground Floor Lock Up Shop
- Busy Main Road Location
- Parking Bays
- Approximately 27 sq m
- Flexible Leases
- Former Dog Grooming Parlour
- To Let Immediately
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## Ground Floor



This ground floor lock up shop is available to let with immediate effect upon flexible lease terms. Comprising of a retail area of 27.8 sq m, rear storage/work room of 18.3 sq m and w.c. facilities. The property was formerly occupied by a dog grooming business. Situated on a busy main road with a high visible position with customer parking available in the parking bays at the front of the property. Would suit a variety of occupiers under the A1 use class order. Ideal for dog groomers as currently benefits from the business fixtures.

Retail Zone A 27.8 sq m

Internal Storage 18.3 sq m

Staff Toilets 2.58 sq m

**RATES:** Through enquiries with the Valuation Office Agency website it is noted that the property attracts a Rateable Value in the 2017 Ratings List of £4,950. Please note the Rateable Value is not what you pay.

**VIEWINGS:** Strictly by appointment with the agents: Kirkham Property 509 Middleton Road, Chadderton, Oldham, OL9 9SH. Telephone 0161 925 3759 email [kath@kirkham-property.co.uk](mailto:kath@kirkham-property.co.uk).

### Chadderton Office

509 Middleton Road  
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Saturday. 10am – 3 pm

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0161 925 3759

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Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements