



TO LET (MAY SELL)

3a & 3b Stockton Street, Littleborough, Rochdale. OL15 8YJ.

Substantial, Refurbished Warehouse/Manufacturing Facility

Well established and popular commercial location

- 4,279 sq.ft- 8,558 sq ft approx GIA
- New Roof and external cladding
- Large yard and staff parking to the front
- Rare opportunity to purchase.

RENTAL: £9.50 PER SQ.FT (exclusive)

ASKING PRICE £1.25m

VIEWING: BY APPOINTMENT THROUGH AGENT

Barton Kendal, Commercial & Industrial Chartered Surveyors, Valuers & Estate Agents

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LOCATION / SITUATION

A refurbished steel portal framed warehouse/manufacturing unit situated on Stockton Street in Littleborough. Rochdale Town Centre is approximately 3 miles away. J21 of the M62 is approximately 2 miles away.

The property is in a well established commercial area.

DESCRIPTION

The property is a standard steel portal frame construction with profile cladding. The property benefits from many features including:

- Brand new roof and external cladding
- Good sized front yard
- Staff Car Park
- Potential for expansion.

The GIA is approximately 4,279 sq.ft- 8,558 sq ft approx GIA

Unit 3a currently has a full cover mezzanine. This can stay in situ or be removed in whole or part by the owner.

SERVICES

We are advised that the property is connected to all the main services.

Services are not checked by Barton Kendal and purchasers should satisfy themselves as to the working order.

RENTAL

The property is available by way of a new FRI lease for a term to be agreed at an annual rent equivalent to £9.50 per sq.ft.

Alternatively our client would consider a sale of the whole at an asking price of £1.25m.

RATES

We are advised that the property is assessed for rates as follows
Rateable Value £40,500

Interested parties should make their own enquiries with the Valuation Office in order to ascertain the rateable value.

EPC - Available on request.

VAT - All the above figures are exclusive of but may be subject to VAT.

Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached

PLANNING

All interested parties are recommended to make their own enquiries to the planning department as to their intended use.

VIEWING

Strictly by appointment with joint agents

BARTON KENDAL (01706) 353794 - Marc Wright

Davies Harrison (0161) 237 1236 - John Harrison



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