



SHAW RD/YATES ST | OLDHAM



600 sq m approx



FORMER CAR HIRE DEPOT
IN PROMINENT LOCATION – (SITE ONLY)

TO LET

DESCRIPTION

A macadam surfaced and well secured site with gated access from Yates St.

Details Prepared: April 24

LOCATION

A very prominent site fronting onto Shaw Rd (B6194) at its junction with Yates St situated approximately ½ mile to the north east of Oldham Town Centre.

The site lies in very close proximity to the Derker Park and Ride stop of the Metrolink tram network and there are numerous bus routes within easy walking distance.

Shaw Rd connects directly to Bottom O'Th' Moor/ Huddersfield Rd (A62) just a short drive to the south of the property and this in turn provides access to all of the main arterial routes and to motorway access via the A627M, a short drive to the north west of the site.

SITE AREA

The site extends to approximately 600 square metres plus rights of way and access.

RATES

We understand that the property is assessed to a Rateable Value of £4,600 and that the premises will therefore qualify for Small Business Rating Relief. Depending on individual circumstances, this could have the effect of reducing the Rates Payable by up to 100% (nothing to pay).

For further information please refer to the Small Business Rating Team at Oldham Council.

SERVICES

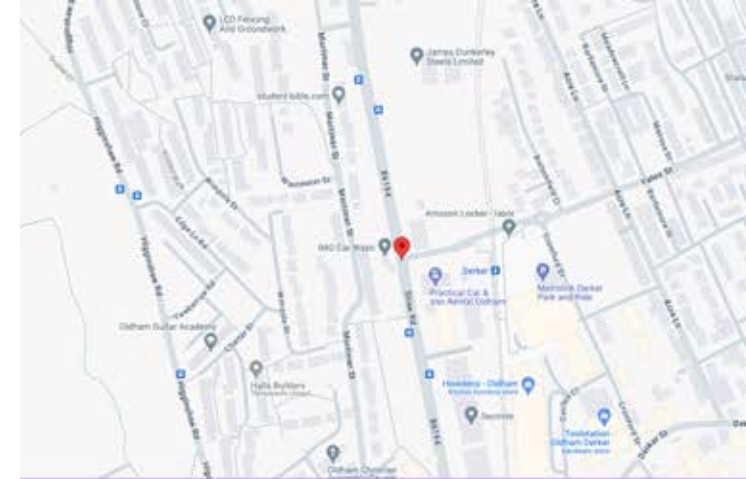
We understand that electricity, water and drainage are available on site.

TERMS OF DISPOSAL

The property is offered To Let by way of a new lease for a term to be agreed at an initial rental of £25,000 per annum, exclusive.

VIEWING

By prior appointment with the sole agents: Nicholas Houghton & Co: 0161 839 0080.

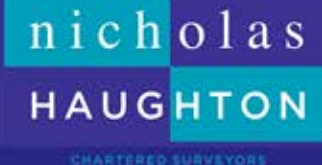
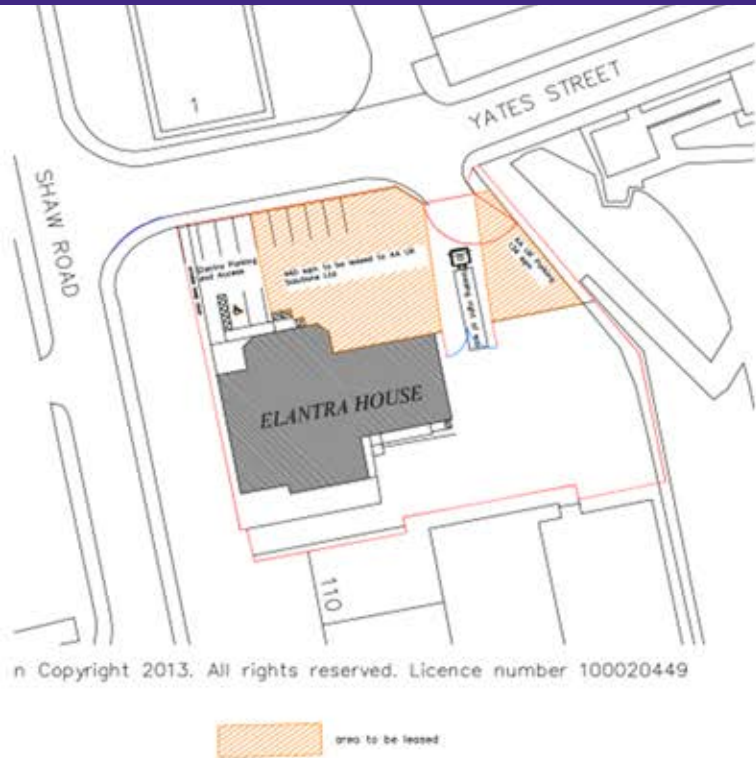


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Details Prepared: February 2022



0161 839 0080



www.nicholashaughton.co.uk