

**RYDER &  
DUTTON**

CHARTERED SURVEYORS  
VALUERS • ESTATE AGENTS

**Unit 3, Westwood Business Centre, Featherstall  
Road South, Oldham, Lancashire, OL9 6HN**



## For Sale

Modern Workshop  
Ground Floor: 237m<sup>2</sup>/ 2,555 sq ft  
Mezzanine : 179m<sup>2</sup>/ 1,923 sq ft.  
Total 237sq.m (2560sq.ft)  
Good Central Location

**£140,000 plus VAT**



Ref: 100069

**For more information call: 0161 925 3232**

# Unit 3, Westwood Business Centre, Featherstall Road South, Oldham, Lancashire, OL9 6HN

## Property Description

The premises comprise a modern workshop with office suite extending to approximately 237sq.m 2555sq.ft. Internally comprising of a good sized workshop with Reception/ Trade counter, Office suite, large mezzanine level and WC facilities.

Loading/ parking provision is also provided to the front of the premises.

Additional parking for visitors is available at each end of the Business centre

## Location

The premises is located within Westwood Business Centre off Featherstall Road South, near Oldham centre.

The M60 orbital Motorway link is within five minutes travelling distance.

## Accommodation

The Unit Comprises of :

Ground Floor : 237sq.m (2,555sq.ft)  
Reception/ Trade Counter  
Office Suite  
Mezzanine Level 179sq.m (1,923sq.ft)  
Ladies & Gents W.C Facility  
Roller Shutter Access

## Business Rates

We are advised the rateable value is £10,500

U.B.R 2017/2018 £0.471

Rates Payable £4,710

For verification purposes, prospective tenants are advised to make their own enquiries to Oldham MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

## Measurements

The sizes and dimensions quoted are in accordance with the RICS code of measuring practice and are accurate to within 5%.

The overall sizes quoted are gross internal floor areas unless otherwise stated.

## Tenure

The unit is available on a long leasehold sale  
Further details can be provided upon request.

## Local Authority

Oldham Metropolitan Council  
Civic Centre, West Street, Oldham, OL1 1UT  
Telephone : 0161 770 3000.

## Terms

Service Charge is payable £200-£300 per annum.

Further details are available upon request.

We are also advised that the ground rent for the unit is that of a notional sum only & in practice there is no ground rent payable.

## Services

All mains services are available, although no checks have been made.

## VAT

The sale would be subject to VAT.

## Energy Performance Certificate (D)

## Website

Details of these premises can be viewed by visiting [www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk) and [www.egpropertylink.com](http://www.egpropertylink.com)

## Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept.

Tel No: 0161 925 3232.