

FOR SALE



FOR IDENTIFICATION PURPOSES ONLY

Development Opportunity

Planning Consents for Conversion to either 8 Self Contained Apartments or 19 Studio Apartments

- Town Centre location
- Easy access to Metrolink and all usual local amenities
- Straightforward conversion

99/101 Union Street
Oldham
OL1 1QH

LOCATION

The property occupies a prominent corner position at the junction of Union Street and Greaves Street in Oldham Town Centre.

The property is very well located for easy access to all of the usual local facilities. Public transport services in the area are to an excellent standard.

GENERAL DESCRIPTION

The property comprises a three storey, currently vacant commercial building which occupies an 'L' shaped footprint. The building is constructed in red facing brick under a shallow pitched slate covered roof.

The property has been extensively renovated over the years and most recently has been used as offices.

Planning consent has now been obtained to convert the property into either 8 self contained apartments or 19 studio apartments, both schemes retaining shops at street level overlooking Union Street.

Measured on a gross internal basis, the floor area of the property extends to 3,200 sq ft or thereabouts.

PLANNING

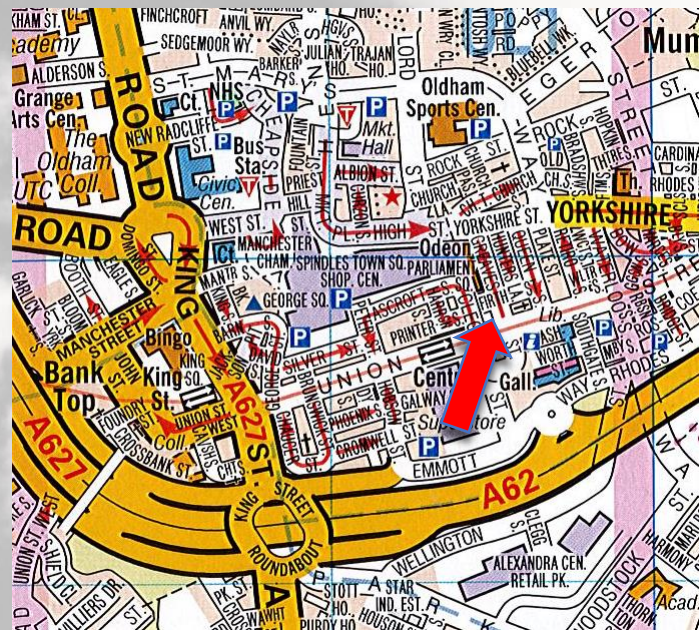
Full details can be found on the Oldham Planning portal, references as below:-

19 studio apartments the planning reference is PRCU/341570/18. The application for 19 studio apartments was granted on 25 May 2018.

8 apartments the planning reference is PRCU/342622/18. The application for 8 self contained apartments was granted on 23 March 2018.

TENURE

We understand the properties are held long leasehold for a term of 999 years. Interested parties are encouraged to make the usual formal enquiries.



BUSINESS RATES

The premises are currently assessed as "Offices and Premises" RV £30,500.

PRICE

Offers invited around £375,000.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

Strictly by appointment with the sole agent :

W T Gunson for the attention of

Neale Sayle

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Tel: 0161 833 9797

Date of Preparation: June 2019