wtgunson

commercial property consultants

FOR SALE

For Illustration Purposes Only

LIGHT INDUSTRIAL UNIT

903.32m² (9,723ft²)

1 Crawford Street,
Rochdale,
OL16 5RS

- 4 Warehouse Bays (Loading Door Access to 2)
- Yard for Parking/Storage/Loading (site density c.62%)
- 0.5 miles from Rochdale Bypass (A664) & A6193, connecting to M62 (junction 21).

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1 King Street
Manchester M2 6AW
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LOCATION

The property is located on the corner of Crawford Street & Dodgson Street in Rochdale in a predominantly industrial area but also on the periphery of a large residential estate.

Access to Rochdale Bypass (A664) & A6193, connecting to M62 (junction 21), is within 0.5 miles.

Nearby occupiers include Neogen and Royal Mail.

DESCRIPTION

The property comprises an industrial complex which the current owners have extended to provide 4 interconnecting bays along with an amenity block and office. Access is via a yard on Dodgson Street which leads to loading doors for bays 1 & 3, and there is a personnel entrance with a small parking area fronting Crawford Street.

The property is predominantly constructed around steel portal frames, with brickwork and profile sheeting elevations beneath insulated roof coverings incorporating roof lights. Eaves heights range from 3 – 4 metres.

ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement (2nd Edition) as follows:

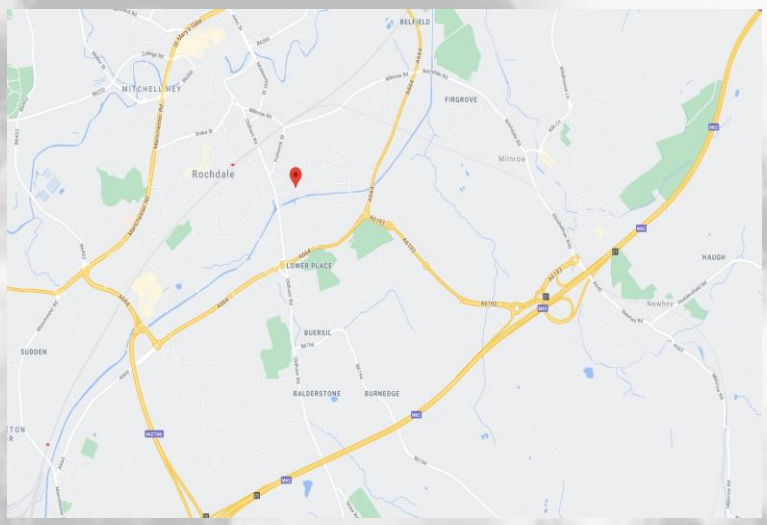
Bay	Ft²	M²	Eaves Height
1	877	81.52	4m
2 (inc. amenity block & office)	2,780	258.25	3.26m
3	3,189	296.25	3.75m
4	2,877	267.3	3m
TOTAL	**9,723**	**903.32**	

ASKING PRICE

Offers in the region of £390,000

EPC

A copy of the EPC is available upon request.



TENURE

The property is leasehold (titles GM881824, GM881825 & GM881826). The leases have between 51 and 56 years unexpired, and we are informed that the total ground rent liability is £195 per annum.

BUSINESS RATES

The property has a Rateable Value of £31,500.

VAT

We are informed by our client that VAT is not applicable.

VIEWING

By appointment with the sole agent:

W T Gunson

Neale Sayle
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Joe Bostock
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Date of preparation: May 2021

RICS

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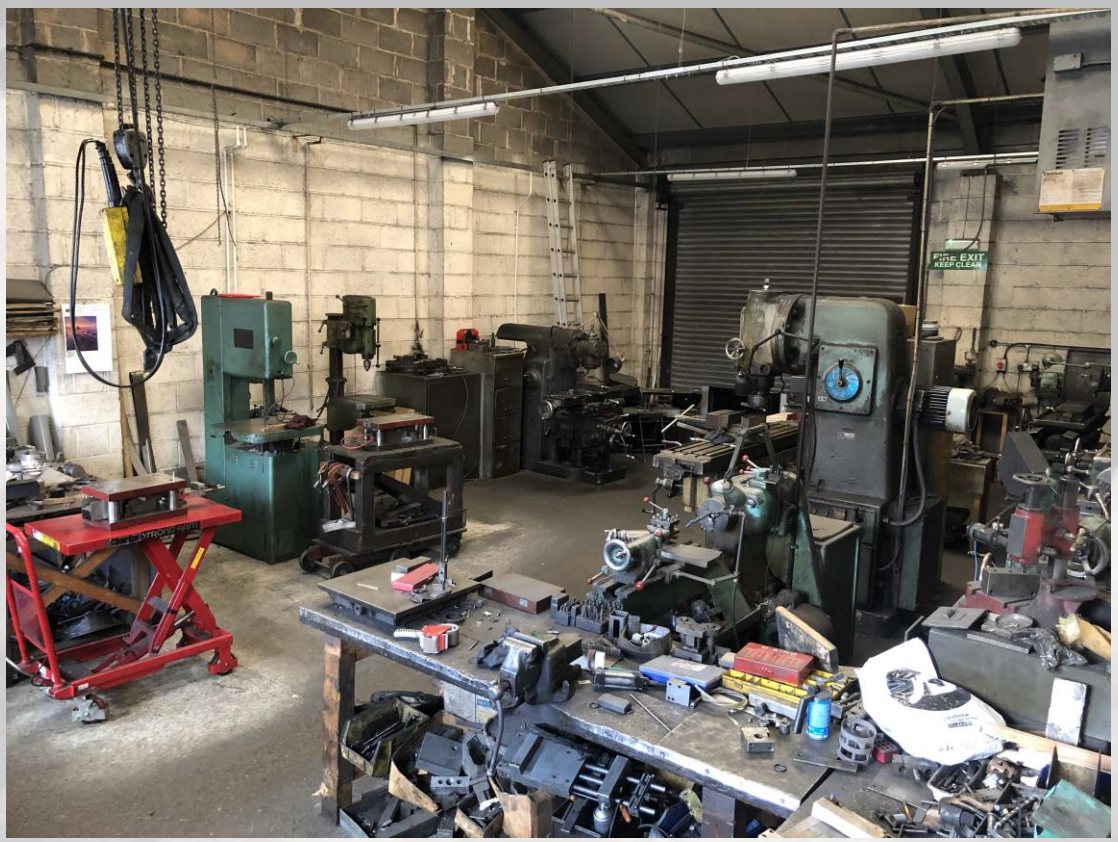

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