



**FULLY LET MIXED USE INVESTMENT CLOSE TO ROYAL
OLDHAM HOSPITAL. COMPRISING A SHOP AND TWO STUDIO
APARTMENTS.**

287 Oldham Road

Royton, Oldham, OL2 6AJ

Investment, Mixed Use, Retail,
High Street Retail

FOR SALE

1,300 sq ft

(120.77 sq m)

- OVER 1,300 SQ FT (121 SQ MT)
- SHOP TO THE GROUND FLOOR
- TWO STUDIO APARTMENTS TO THE FIRST FLOOR

Where your business belongs

287 Oldham Road, Royton, Oldham, OL2 6AJ

Summary

Available Size	1,300 sq ft
Price	Offers in excess of £250,000
Rateable Value	£4,570
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	C

Description

Attention investors! This spacious end terraced mixed use property is for sale with an income of £23,000 PA. The property has over 1,300 SQ FT (121 SQ MT) of internal floorspace. The property comprises to the downstairs a shop area, kitchen, staff/store room, W.C., communal hallway (shared between the shop and flats and an inner hallway with stairs up to the flats. The upstairs comprises two studio apartments each with their own kitchen area and shower room. The upstairs is currently let as one unit, but could be split to two studio apartments with separate tenants to further enhance the rental income. There is a yard area to the front and rear. The property is well placed for a good selection of local amenities and is located on a main arterial route close to Royal Oldham Hospital.

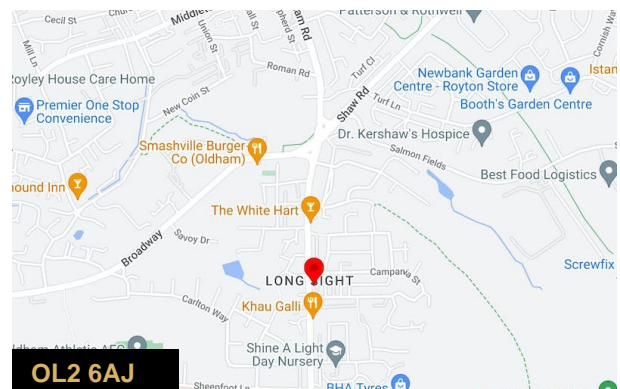
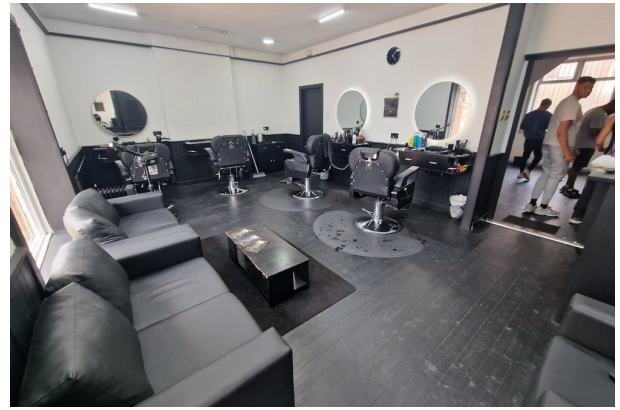
Please view the floor plan and the video of both the upstairs and downstairs for further details.

Business Rates - £4,570PA

Council Tax - Band A

EPC - C

Tenure - Freehold



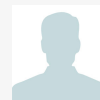
Viewing & Further Information



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