



**RETAIL PREMISES
TO LET/FOR SALE
(PART INCOME PRODUCING)**

**32-34 FERN STREET
OLDHAM
OL8 1SH**

- SITUATION:** The property lies in a high density residential area, 1 mile to the south of Oldham Town Centre.
- DESCRIPTION:** An end terraced double shop unit with first floor residential apartment (let). There is a sizeable rear yard with vehicular access.
- TENURE:** We understand the property to be freehold with Vacant Possession being available of the ground floor shop. The first floor is subject to an Assured Shorthold Tenancy at a rental of £420 per calendar month.
- FLOOR AREA:** The shop has a gross internal area of 1,160 sq ft (108 sq metres).
- PRICE GUIDE:** The shop is available on a lease in multiples of 3 years at a rental of £13,000, or the property may be purchased with a price guide of £165,000-£175,000, Subject to Contract.
- RATING:** Shop rateable value – £8,500
Business rates payable – C. £3,700 per annum 2011/12
- VIEWING:** By arrangement with this office.

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