

# FOR SALE / MAY LET

Former Speedy Hire Depot

**80 COLDHURST STREET, OLDHAM, OL1 2BH**

328.05 SQ M ( 3,531 SQ FT )

With Secure Yard and Mezzanine



**Edwards.**

## LOCATION

The property is situated on the frontage to Rochdale Road on the corner of Coldhurst Street close to Oldham Town Centre.

## DESCRIPTION

The property comprises a former Speedy Hire Depot constructed in brick elevations on a steel portal frame with metal profile cladding. The property has a secure yard to the rear and internally has a small office/reception area with a substantial workshop/storage area accessed via an electric roller shutter door. The unit has the benefit of 3 phase power and a small mezzanine over the office. The building has an eaves height of 4 metres.

## FLOOR AREA

Ground Floor	328.05 sq m	3,531sq ft
Mezzanine	47.99 sq m	516 sq ft
Total	376.04 sq m	4,047 sq ft
Yard Area	285 sq m approx	

## TENURE

The property is understood to be Freehold.

## RATING

The property has a rateable value of £22,250 with effect from 1<sup>st</sup> April 2026. (Previous Rateable Value £16,250).

## PRICE

The property is available for sale at offers in excess of £300,000. The property may be available to let at a rental of £30,000 pa on lease terms to be agreed.

## VAT

The property is not VAT elected.

## SUBJECT TO CONTRACT

The property is offered subject to final contract/lease.

## VIEWINGS

Strictly by appointment with Edwards Prop Limited

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