

**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

For Sale

Office Property

Prospect House

Main Road, Chadderton, OL9 6JY



- 5,257 Sq Ft (488 Sq M)
- Property with refurbishment or redevelopment potential
- Close proximity to Chadderton and Oldham Town Centres

On the instructions of



Oldham
Council

Lambert Smith Hampton

3 Hardman Street, Spinningfields, Manchester M3 3HF T +44 (0)161 228 6411

Main Road, Chadderton, OL9 6JY

Location

The property is located on the corner of Main Road with Prospect Road and Sylvan Street.

Situated approximately 1 mile from Oldham Town Centre and Chadderton Town Centre, the property has good access to the A669 (Middleton Road) which in turn leads to the A627 (M) and the A62. Both these arterial routes provide access to the M60 orbital motorway.

Description

Propsect house consists of a brick built building under a hipped slate roof which was constructed in the early part of the 19th Century.

The property predominantly extends over two floors, however, it also has rooms within the roof space and a basement.

The property is currently occupied by childrens services, administered by Oldham Council.

Gross Internal Area	Sq.ft	Sq.m
Basement	501	46.6
Ground Floor	2385	221.5
First Floor	2086	193.8
Second Floor	285	26.5

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

The purchaser will be required to make a contribution of £11,500 towards Oldham Council's legal and surveyors fees.

Tenure

The property is offered Freehold.

Planning

The property currently benefits from a B1 (offices) use.

We understand that the local planning authority would be willing to consider proposals for refurbishment or redevelopment of the property.

Interested parties should make their own enquiries of the local planning authority (Oldham MBC) to ascertain the suitability of their proposed use for the site.

Viewings

The property will be made available for viewing to prospective purchasers at a later date, which is to be confirmed. Interest parties should register their interest in order to receive details of viewings as they are announced.

Tender Process

The property will be disposed of by Informal Tender on the basis of the long leasehold outlined above. Tenders should be submitted to the Council's Legal Division by 17.00 on the 20th January 2012 in a tender envelope that can be obtained from the Joint Agents.

Further detailed instructions for the submission of bids is available on request.

Bids submitted which are not in compliance with the prescribed procedure will not be considered.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Phil Holland
0161 770 4529
phil.holland@unitypartnership.com

Daniel Bolton
Lambert Smith Hampton
0161 228 6411
dbolton@lsh.co.uk

Main Road, Chadderton, OL9 6JY

Location Plan



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Site Plan



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November 2011

 **Unitypartnership**
www.unitypartnership.com/property

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