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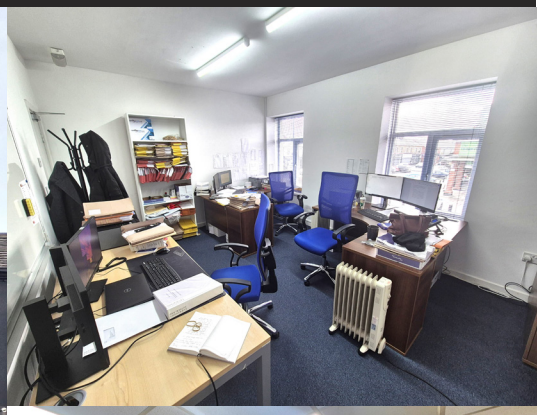
INVESTMENT FOR SALE



8-10
Rochdale Road
Royton
Oldham, OL2 6QJ

1,990 SQ.FT

- Fully let commercial investment premises
- Comprising three separate income streams
- GF Takeaway/FF Office/Pt. GF Bank ATM
- Bank Grill/Daniel & Baker Solicitors/Natwest
- GF: 810 Sq.ft/FF: 727 Sq.ft/B: 356 Sq.ft
- GF ATM: 97 Sq.ft forming part of 10 Rochdale Rd
- Located fronting Rochdale Road in Royton
- Rent £32,300 - Sale price £410k - Yield 7.9%

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Location

The property is located fronting Rochdale Road in Royton, Oldham and is situated opposite Co-Op and Lidl superstores and is located approximately 2.5 miles from Oldham town centre and 4 miles from the M60 motorway.

- Oldham: 2.5 miles.
- Stockport: 13 miles.

Description/Accommodation

The property provides a three storey commercial investment property of traditional construction under a pitched slate roof with external yard areas. The property provides a ground floor restaurant/takeaway with Natwest ATM and the first floor provides office accommodation.

Ground floor: 810 Sq.ft overall comprising main sales, rear prep room, storage/kitchen/fridges, rear toilet facilities and access to the 356 Sq.ft cellar.

First floor: 727 Sq.ft overall comprising two front offices, meeting/board room, central server/copy room, landing and access to toilet facilities.

Ground floor ATM: 96 Sq.ft.

To the rear is a private gated loading yard with car parking for the takeaway premises and there is access to a free Council car park accessed off Park Street.

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Rateable Value

8 Rochdale Road Rateable Value: £5,300.
10 Rochdale Road Rateable Value: £15,500.
Small Business Rates Multiplier 2025/26: 49.9p.
Interested parties are advised to make their own enquiries with Oldham Council - 0161 770 6677.

Tenure

We understand that the property is Freehold.
Title Number: GM352470

Price/VAT

£410,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable on the sale..

EPC

Copies of the Energy Performance Certificates are available from Agents MBRE.

Conditions

Subject to Contract.

Tenancy Agreements

8 Rochdale Road (FF): Let for a term of 7 years from 16th October 2024 subject to a passing rent of £7,800 pax and with a Tenant break 16th October 2027 and rent reviews every 3 years.

10 Rochdale Road (GF): Let for a term of 7 years from 1st May 2025 subject to a passing rent of £20,000 pax with a rent review 1st May 2027 and 1st May 2030.

ATM: Let for a term of 3 years from 5th January 2026 subject to a passing rent of £4,500 pax.

Utilities

Mains services are available including gas, electricity, water and drainage.

Planning

Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MARCH 2026.

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