

Manchester

481 Oldham Road, M35

Prominently located Former
Public House on an
EXTENSIVE PLOT
0.45acres



Summary

Demise 1 Floor

Size 4,660 sq ft (432.93 sq m)

Rent £29,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	4,660 sq ft
Rent	£29,000 per annum
Rateable Value	£22,000
EPC Rating	C

Key Features

- Two Storey Self Contained Building
- Site area 0.45 acres
- Gated yard suitable for storage/parking
- Suitable for a variety of different uses
- Prominently Located

Description

Prominently located two storey former public house together with additional basement storage. The site benefits from a large yard which is suitable for extensive parking or additional storage. The first floor is currently being used as living accommodation

Location

The property occupies a prominent roadside position fronting Oldham Road (A62) in Failsworth, approximately 4 miles north-east of Manchester City Centre and 3 miles south-west of Oldham. Oldham Road is a busy arterial route providing excellent visibility and strong passing traffic, with surrounding occupiers comprising a mix of established commercial, trade and residential uses.

The location benefits from excellent connectivity, being close to Junctions 21 and 22 of the M60 motorway, together with regular bus services along the A62 and Failsworth and Hollinwood Metrolink stations nearby, offering direct links into Manchester city centre and the wider Greater Manchester network.

Viewings

Via sole agents MBRE

0161 850 1111

mb@mbre.space

Terms

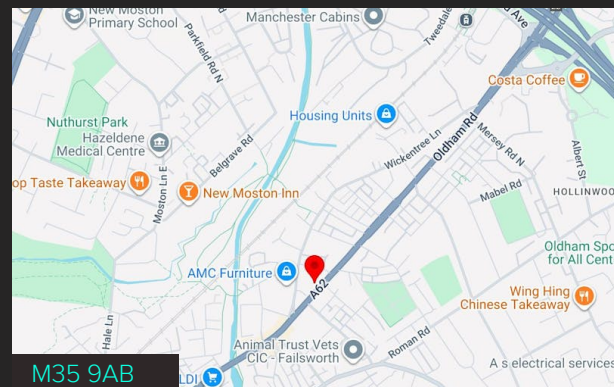
On a leasehold basis with terms to be agreed

VAT

All figures quoted are exclusive of but maybe subject to VAT

Rent

£29,000 per annum



Viewing & Further Information



Michael Blackshaw

0161 850 1111 | 07792201467

mb@mbre.space

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/05/2026



