



markwarburton

CHARTERED SURVEYORS

ID 100-097

# FOR SALE

INVESTMENT / CONVERSION / REFURBISHMENT /  
DEVELOPMENT OPPORTUNITY - SUBSTANTIAL  
MODERN DETACHED TWO STOREY BUILDING

**5,887 SQ. FT / 547 SQ. M**

**0.16 acre site, or thereabouts**



ART BLOCK, CHAMBER ROAD, COPPICE,  
OLDHAM, OL8 4BU

## PROPERTY LOCATION

The property sits to the rear of the junction of Chamber Road and Clarence Avenue close to York Avenue and Frederick Street.

The area is a very well and long established principally residential one, with a mix of housing; mainly Victorian, Georgian and post and inter War, with terraced and large detached villa styles and semi-detached family houses represented. Many of the houses in the area are very large and some have been converted to apartments/flats, commercial, institutional, care homes and medical uses for example.



CLARENCE AVENUE

ART BLOCK

YORK AVENUE

CHAMBER ROAD

mark@mwproperty.co.uk  
07769 970 244





- Rare purchase opportunity in very well-established popular OL8 postcode
- Prominent at junction of Chamber Road and Clarence Avenue and close to Frederick Street.
- Suit various uses: institutional, educational, religious, residential, commercial, professional offices/private practice, care home, medical/consulting rooms etc, subject to any necessary consents.
- Immediately adjacent building also offered for sale.

The property is a substantial modern detached two storey building most recently in use for educational/teaching purposes.

The building is positioned on a flat site. It is a modern property approx. 20/25 years old and has been in continual use for educational purposes. It is of two storey brick construction with concrete floors and a pitched and tiled roof. It has windows to both levels on each elevation and is accessed at the front into a dedicated reception area incorporating wc/washroom facilities and a lift and staircase giving access to the first floor.

The ground floor is arranged into two main and adjacent classroom areas. There is also another workshop/storage room. The first floor has a similar arrangement with two smaller rooms being given over to office and showroom/teaching space.

An inspection of the property is highly recommended to fully appreciate the opportunity on offer.

mark@mwproperty.co.uk  
07769 970 244





mark@mwproperty.co.uk  
07769 970 244





mark@mwproperty.co.uk  
07769 970 244



## SERVICES

We understand that all mains' services are available.

The property has a gas fired central heating installation fitted throughout and both fire alarm and intruder alarm facilities.

Further services information available on request.

## RATES

Rateable Vale £3,250.

## TENURE

Long leasehold 999 years subject to small annual ground rent. Details on request.

## PRICE

£800,000, subject to contract.

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser.

## FLOOR AREA

Gross internal area (GIA):

Ground Floor	2,943 sq. ft	273.5 sq. m
First Floor	2,943 sq. ft	273.5 sq. m
TOTAL	5,887 sq. ft	547 sq. m

Site Area - 0.16 acre, or thereabouts

### VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 07769 970 244

E: mark@mwproperty.co.uk

### Note:

Given the nature of the sale we respectfully request that all viewings are arranged directly with Mark Warburton. No access to the site will be available without prior arrangement and accompanied.



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.