

**TO LET**  
**PROMINENT**  
**RETAIL**  
**UNIT**



**248 Huddersfield Road, Oldham OL4 2RB**

Price **£18,000**  
Per Annum



Property Type

**COMMERCIAL**



Size

**914 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**OLDHAM**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



Derker (0.7 miles)  
Derker (Metro)(2.21 miles)  
Oldham Central (1.6 miles)

### Local Amenities



Asda Huddersfield Rd (0.1 miles)  
Waterhead Academy (0.6 Miles)  
Oldham Town Centre (1.6 Miles)

### VAT Applicable



NO

### Rateable Value

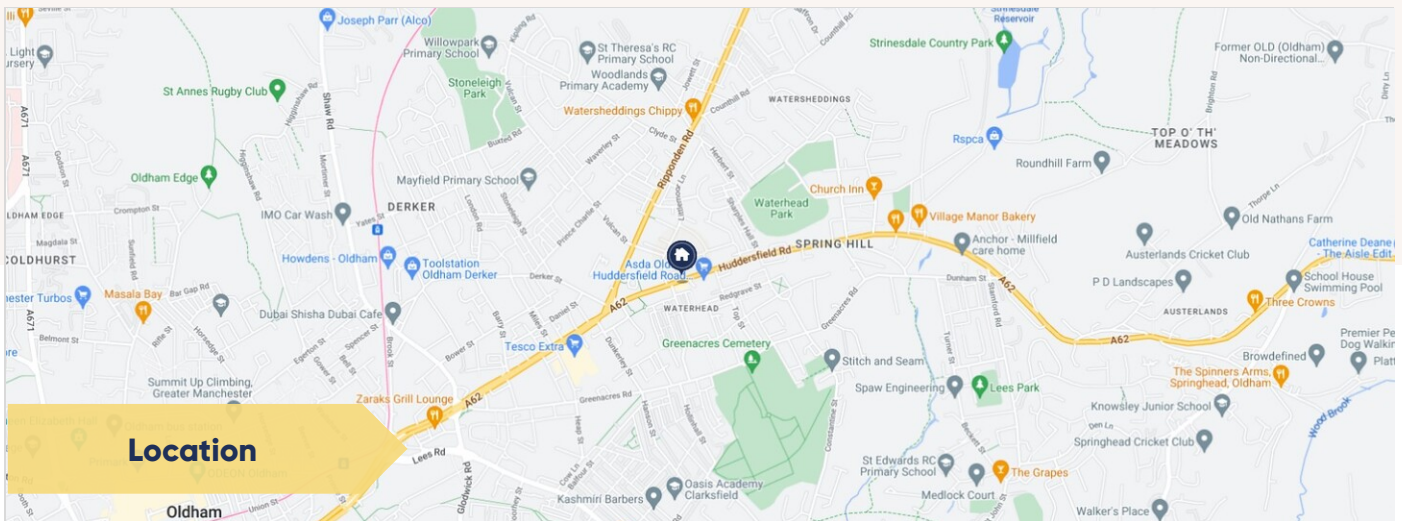


£5,300

### EPC



E



### Location



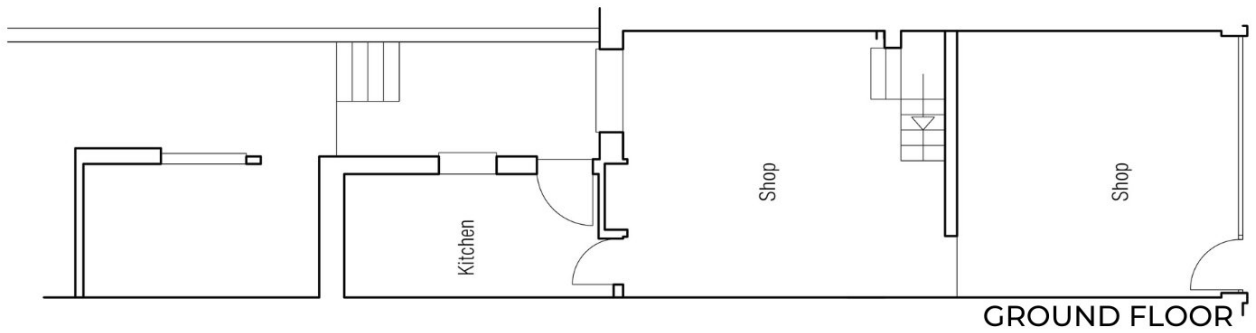
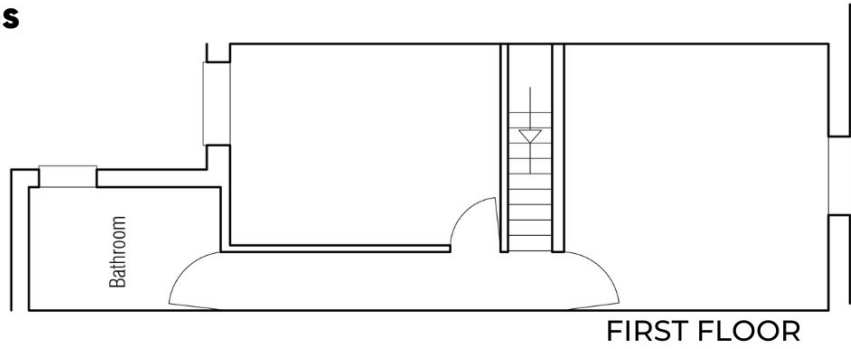
### Additional Information

A commercial property offering excellent visibility on a busy main road. The building boasts a double-glazed shop front, a fitted kitchen and bathroom, and four good-sized rooms, providing ample space for a variety of business types.

Externally, the property includes a rear garden, a brick outbuilding, and a detached garage, accessible via Palm Street—offering added convenience and storage options. Located in a bustling area with great transport links and nearby amenities, and ready for immediate occupancy.

# FLOORPLAN

## Existing Floorplans



**whozoo.**  
Commercial Property, Expertly Done



**Imran ul Haq**  
Property Consultant

✉ imranulhaq@whozoo.co.uk  
☎ 07802 989 137 / 0333 200 8330



**Tariq Mushtaq**  
Property Consultant

✉ tariqmushtaq@whozoo.co.uk  
☎ 07554 545 666 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



0333 200 8330



info@whozoo.co.uk



www.whozoo.co.uk



07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.