

**FOR SALE**  
**(business unaffected)**  
**Sale and lease-back may be considered**  
**Double fronted offices or retail unit/s**  
**with first offices (or potential flat)**  
**152q m (1636 sq ft) gross**



**67 DALE STREET, MILNROW, ROCHDALE OL16 3NJ**

- Well-appointed professional offices or potential retail unit/s
- Ancillary first floor offices or potential self-contained two bedroom flat
- Suitable for a variety of businesses
- Prominent main road frontage in popular Milnrow Village centre
- Adjacent on-street car-parking
- Vendor may be willing to lease-back

**01706 638341** [info@boltonmarshall.co.uk](mailto:info@boltonmarshall.co.uk) [www.boltonmarshall.co.uk](http://www.boltonmarshall.co.uk)

## Description

The property comprises a double fronted two-storey mid-terraced building of traditional stone and slate construction.

It is presently occupied by a Physiotherapist's Practice and provides well appointment accommodation benefitting from suspended ceilings throughout and air-conditioning units.

## Location

Milnrow is a popular village providing a good range of amenities and services, situated about 2 miles south-east of Rochdale. The property forms part of an established main road terrace of shops/offices directly facing a Co-op supermarket.

On-street car-parking is permitted along this section of Dale Street.

## Accommodation

### Ground floor

Central entrance with staircase to rear

Right hand office/reception 3.66m x 8.17m (maximum dimensions)

Front left hand office 3.78m x 3.14m

Rear left hand office 3.78m x 4.96m

Utility room and adjacent toilet compartment

### First floor

Half landing with rear entrance door

Main landing

Front right hand office 3.78m x 4.58m

Front left hand office 4.9m x 4.61m

Rear left hand office 3.89m x 3.54m

Kitchen with stainless steel sink unit, built-in cooker, worktops and wall cupboards

Bathroom with bath, wc and wash basin

### External

Rear garden

## Services

Mains water, electricity and drainage are connected.

Air-conditioning units are installed.

## Tenure

Title is understood to be held freehold free from chief rent but this will be confirmed by the Vendor's Solicitor.

Two first floor offices are currently let at £500 per month including services. The property can be sold with vacant possession if required.

**Bolton Marshall**  
Victoria Buildings,  
9-13 Silver St, Bury, BL9 0EU

01706 638341  
info@boltonmarshall.co.uk  
www.boltonmarshall.co.uk

Misrepresentation: BOLTON MARSHALL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and 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 them. iii) No person in the employment of Bolton Marshall has any authority to make or give any representations or warranty whatever in relation to this property.

## Rateable Value

The property is assessed on the 2017 Rating List at Rateable Value £8,600.

## Terms

For sale - **£169,950**

## VAT

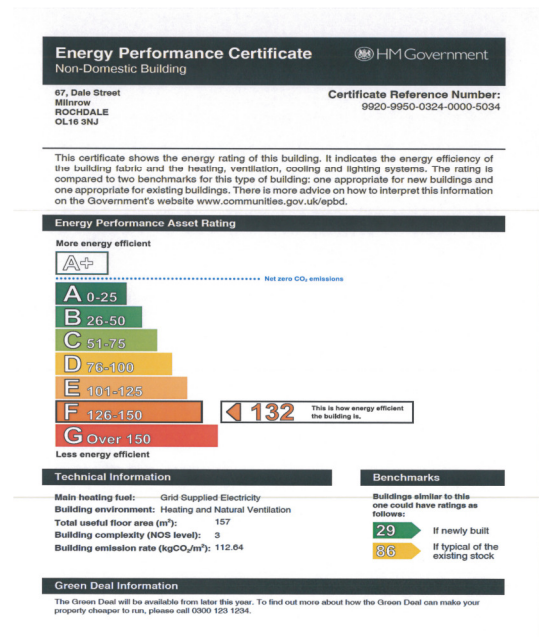
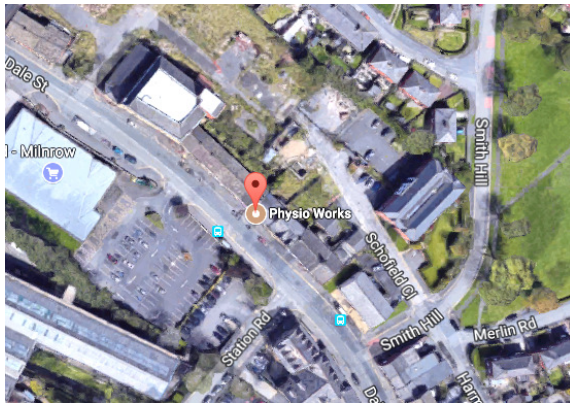
All rents and outgoings may be exclusive of but may be liable to VAT at the appropriate rate.

## Viewing

Strictly by appointment with the sole Agents, Bolton Marshall, Victoria Buildings, 9-13 Silver Street, Bury BL9 0EU. Telephone 01706 638341. Contact: Paul Marshall. Email : [psm@boltonmarshall.co.uk](mailto:psm@boltonmarshall.co.uk)

Ref: PSM/dm/18/A108

Date: 20<sup>th</sup> July 2017



**Bolton Marshall**  
Victoria Buildings,  
9-13 Silver St, Bury, BL9 0EU

01706 638341  
[info@boltonmarshall.co.uk](mailto:info@boltonmarshall.co.uk)  
[www.boltonmarshall.co.uk](http://www.boltonmarshall.co.uk)

Misrepresentation: BOLTON MARSHALL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and 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 them. iii) No person in the employment of Bolton Marshall has any authority to make or give any representations or warranty whatever in relation to this property.