

**FOR SALE
(or may let)**

Modern single-storey detached offices

with residential conversion potential

166 sq m (1,787 sq ft) gross internal



DEELISH HOUSE, 174 MILKSTONE ROAD, ROCHDALE OL11 1NA

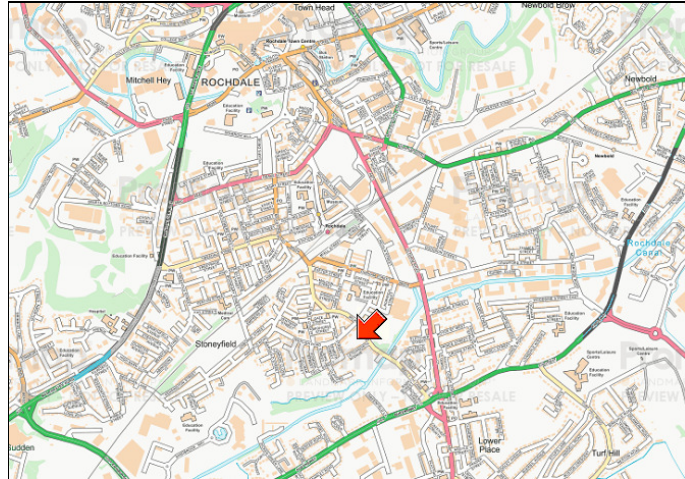
- Modern purpose-built office building
- Private, secure site with ample car-parking
- Good quality specification with suspended ceilings, air-conditioning and electric storage heaters
- Potential for alternative uses including residential subject to Planning consent
- No business rates payable to qualifying businesses

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

174 Milkstone Road, Rochdale OL11 1NA

Description and Location

Deeplish House comprises a bungalow style single-storey detached office building originally believed to have been constructed around 1930 but substantially reconstructed and extended in the late 1990's such that it is effectively presented as a modern building.



It benefits from a private, secure location off Milkstone Road, in a mainly residential area approximately 1 mile south of Rochdale town centre. Access to Junction 20 of the M62 motorway via the A627m is about 2 miles.

The property is accessed via a private driveway which also serves the adjacent Leighton House Care Home.

Accommodation

Reception
Inner lobby
Toilet and wash room
Store/server room
Left hand passageway
4 offices with glazed timber partitions
Right hand corridor
Female/disabled toilet
Fitted kitchen
2 offices

The net lettable floor area extends to approximately 118 sq m (1,270 sq ft)

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

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Externally, there is a surfaced car-park with space for approximately 12 vehicles and two timber outbuildings.

Services

Mains water, electricity and drainage are connected.

Air-conditioning units and electric storage heaters are installed.

Tenure

Freehold.

Rateable Value

RV £6,700.

Terms

For sale – offers over £165,000.

A letting may be considered for a minimum term of 3 years on a full repairing and insuring basis.

Rent - £12,000 pa exclusive

Viewing

By appointment with this office or Paul Marshall 07976 431294 psm@boltonmarshall.co.uk

Ref: PSM/dm/18/A144

Date: 6th November 2018.

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