

# For Sale



## Failsworth, Manchester

794 Oldham Road, M35 9NY

Total Area: 4,232 sq ft (393.17 sq m)

Offers in the Region of: £320,000

**Location & Description:**

- Failsworth is a suburban town located approximately 4 miles north-east of Manchester city centre and 3 miles south-west of Oldham. It benefits from excellent transport connectivity, situated along the A62 (Oldham Road), which links Manchester to Oldham, and within close proximity to Junction 22 of the M60 orbital motorway.
- Failsworth is well served by public transport, with Failsworth Metrolink station offering regular tram services to Manchester and Rochdale. The town has a strong mix of residential, retail and light industrial uses, with key retail occupiers centred around Oldham Road and the nearby Morrisons supermarket and retail park.
- Failsworth supports a growing population and benefits from proximity to Manchester's employment hubs while retaining a distinct community identity.
- The subject property is located just off junction 22 of the M60 and is one of the first units you'd approach when travelling south down Oldham Road, into Manchester City Centre.
- Nearby occupiers include The Voujon Indian Restaurant, Emma Thomas Hair, Failsworth Travel, William Hill, Arthur Morgan Antiques and The Wheat Sheaf Inn.

**Demise:**

Ground Floor	2,099 sq ft (195.00 sq m)
First Floor	820 sq ft (76.18 sq m)
Out House Ground Floor	265 sq ft (24.62 sq m)
Out House First Floor	1,178 sq ft (109.44 sq m)

**Price:**

Offers in the region of £320,000.

**Tenure:**

Long Leasehold. The property is held on a long leasehold for a period of 900 years from 12 July 1900 at an annual rent of £13 three shillings and six pence payable in half yearly instalments on 1 May and 1 November in each year.

**VAT:**

Available upon request.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £23,500.

**Date Prepared:**

May 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information and to register and stay up to date with this property please click the image below.**

**Contact Us:****Simon Colley**

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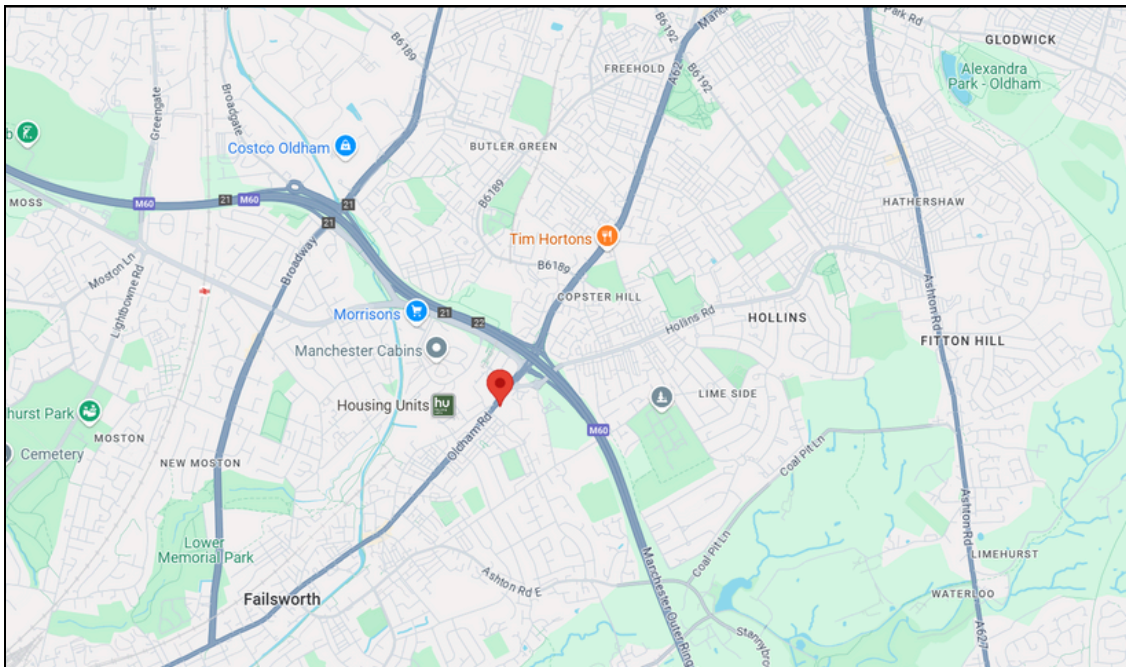
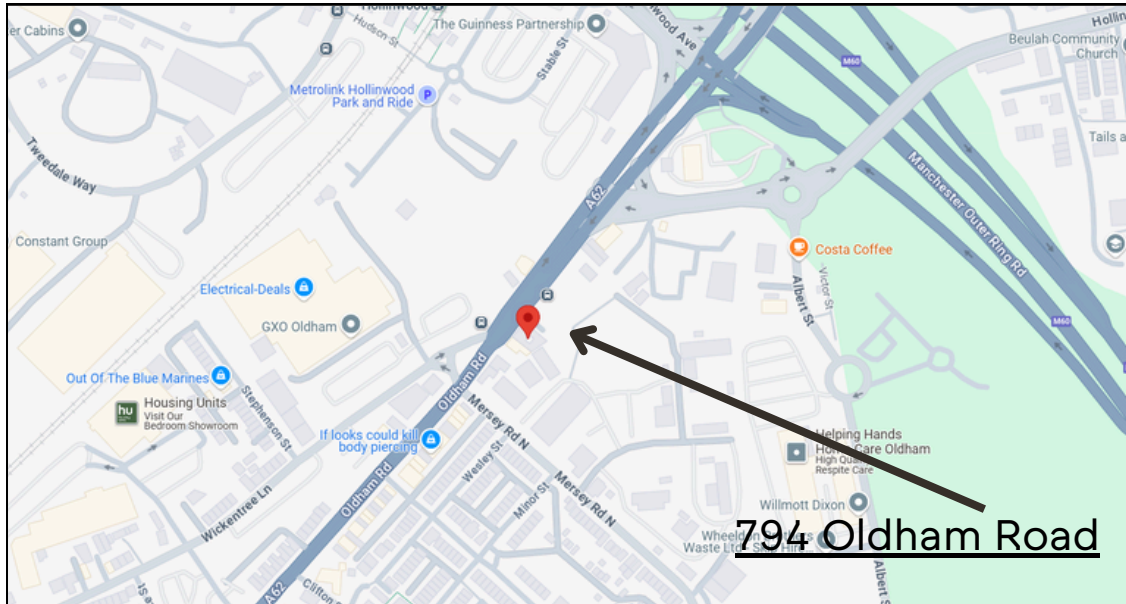
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**In partnership with:**





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