



- Vacant offices arranged over ground and first floors of two interconnecting buildings
- Central heating, fire alarm system and roller shutters to the front and rear ground floor

The property comprises vacant offices arranged over both the ground and first floors of two interconnecting buildings. The premises benefit from central heating, fire alarm system and roller shutters to the front and rear ground floor. The property may be suitable for alternative uses including retail or conversion to residential subject to the necessary planning consents. It is also possible to make each unit self-contained, again subject to obtaining the necessary consents.

Situated Fronting Hollins Road in the block between Carnavron Street and Montgomery Street close to Junction 22 of M60 Manchester ring road and approximately 2 miles from Oldham town Centre in a predominantly residential area.

825 Hollins Road Ground Floor

Front Office – 3.5m × 7.9m plus 1.0m × 1.9m plus 4.5m × 1.1m
Rear Office 1 – 2.1m × 3.2m
Rear Office 2 – 5.3m × 6.0m
Kitchen – 2.3 × 2.40 Male and female WC's

825 Hollins Road First Floor

Offices 4.6m × 9.0m less 1.2m × 3.3m Kitchen 2.2m × 1.5m WC

827 Hollins Road Ground Floor

Front Office – 4.6m × 12.8m
WC/Shower Room

827 Hollins Road First Floor

Office – 4.7m × 9.1m less 0.88m × 3.4m Staircase to loft storage.

Outside Rear Yard. Fire escape access to First floor No. 827.