



42 High Street, Lees, Oldham, OL4 5AQ
Offers In The Region Of £125,000

A two storey commercial property, circa 130 square metres or thereabouts. Comprising vestibule, room at the front with an arch into the room behind, rear room, kitchen, WC and store room. The first floor offer a front, middle and rear room. Basement cellar room at the front. There is a side passageway leading to the rear which offers off road parking. Located in the heart of the Village. Performance Asset Rating (EPAR) E 105.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

FRONT ROOM

15'8" x 30'6" (4.80 x 9.31)



KITCHEN

5'8" x 5'9" (1.74 x 1.76)



WC

1'10" x 5'8" (0.57 x 1.74)

STORE ROOM

6'1" x 5'8" (1.87 x 1.74)

BASEMENT

CELLAR ROOM

14'10" x 14'8" (4.53 x 4.48)

FIRST FLOOR

ROOM AT THE FRONT

14'10" x 14'7" (4.54 x 4.47)

REAR ROOM

8'7" x 5'9" (2.64 x 1.76)



ROOM IN THE MIDDLE
9'1" x 14'10" (2.79 x 4.53)



REAR ROOM
14'7" x 11'11" (4.45 x 3.64)



LANDING

EXTERNALLY

Side passageway leading to the rear which provides off road parking.

SERVICES -

All main services are installed.

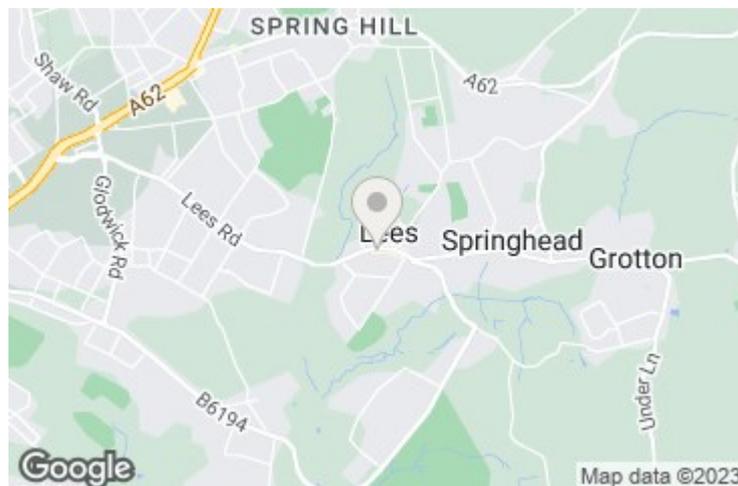
IMPORTANT NOTICE -

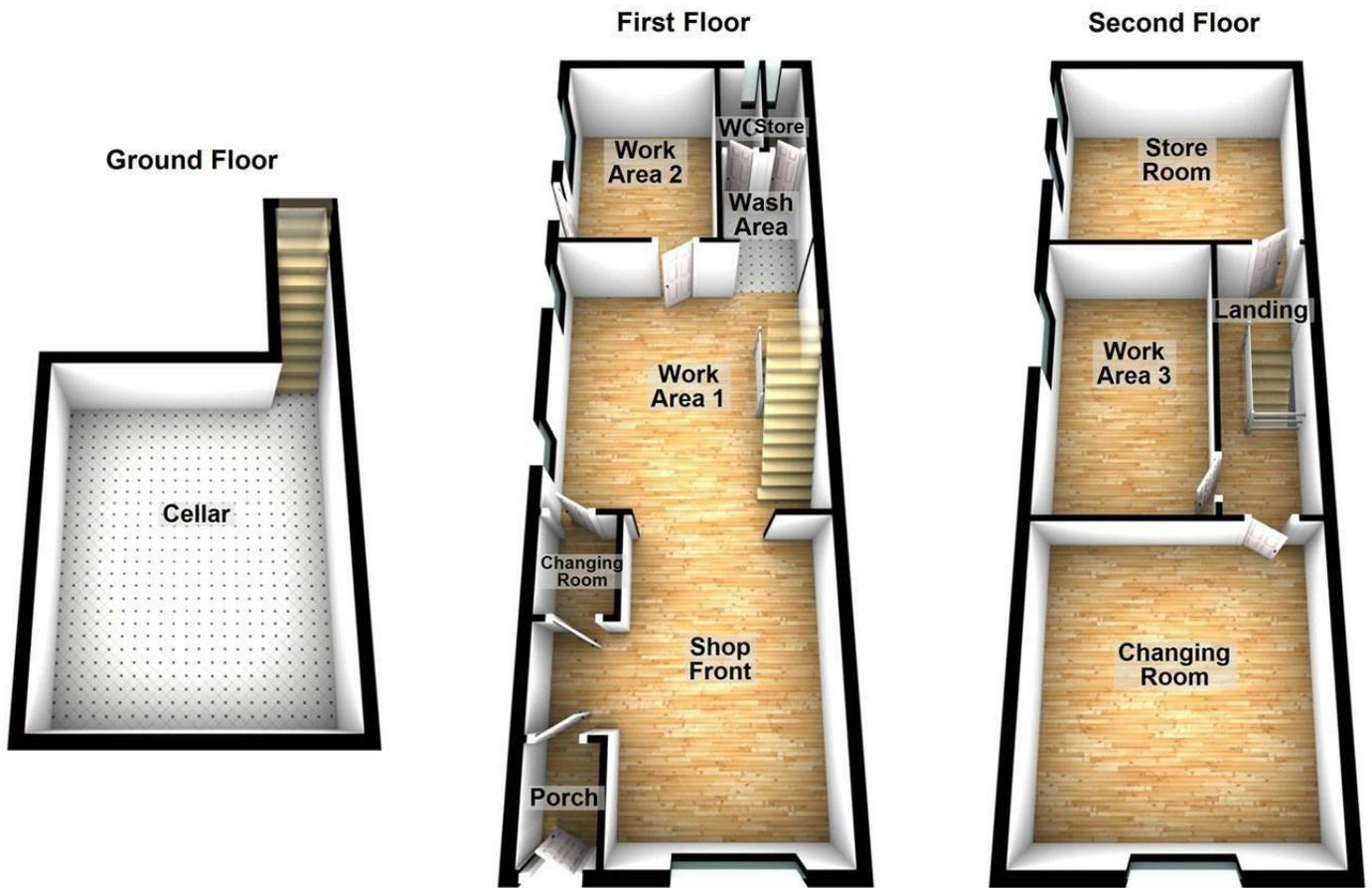
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending

purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	