



Buersil House & Works

Exmouth Street, Rochdale

Asking Price Of £800,000

- Substantial Family Home and Business Opportunity
- Commercial Compound/Yard
- Ideal for Owner/Occupier or Investor
- Potential for Development
- Site Area 728 Sq M
- Vehicle Repair Workshop and Ancillary Unit

Situated in a residential area of Rochdale, the property comprises a good sized plot occupied by a beautifully maintained detached family home and a vehicle repair workshop with ancillary offices, lock up stores/unit, staff facilities and a spacious yard providing parking for a number of vehicles.

Accommodation comprises of an entrance leading to a staircase, to the ground floor there is an open plan living/dining/kitchen area benefitting from a modern fitted kitchen with an added conservatory/sunroom which opens out onto well maintained private garden area. To the first floor there are three very good size bedrooms with a modern fitted family bathroom benefitting from a bath and a separate walk in shower unit. To the second floor parts of the main dwelling with plenty of character, there is a large open plan living/entertainment area with log burner, another fitted kitchen, an office and a separate shower room. This extends to ground floor parts to include a spacious garage/gymnasium and an attached workshop/storage unit.

This property would suit an owner/occupier who is looking for extremely large family accommodation with a commercial compound on site or an investor buyer who can generate multiple rents from the existing properties. The existing residential property offers development potential and could be either split or reconfigured to create separate accommodation subject to planning and building regulations.

Ground Floor

Entrance
Open plan lounge/dining – 8.19m x 4.81m
Kitchen – 4.04m x 2.18m
Conservatory – 3.85m x 4.0m
Garage/Gym – 8.19m x 12.36m (Inc Boiler Room)
Internal Porch – 2.7m x 4.8m
Garage – 8.7m x 5.0m

First Floor

Open plan living area – 8.2m x 8.1m
Kitchen – 2.3m x 4.14m
Office Area – 5.84m x 3.09m
Shower Room/WC
Landing
Bedroom 1 – 3.45m x 3.9m
Bedroom 2 – 3.6m x 3.9m
Bedroom 3 – 3.45m x 2.3m
Bathroom – 1.77m x 3.9m
Loft Room – 3.6m x 4.26m

Commercial Buildings

Vehicle Repair Garage – 10.68m x 9.64m
Office including WC – 5.66m x 5.6m
Units – 5.23m x 15.34m (Combined)
Staff Room including WC – 2.69m x 4.19m

Total site area is approximately 728 Sq M – 0.2 Acres

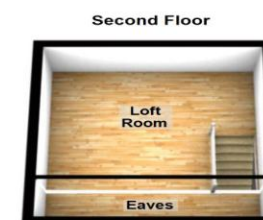
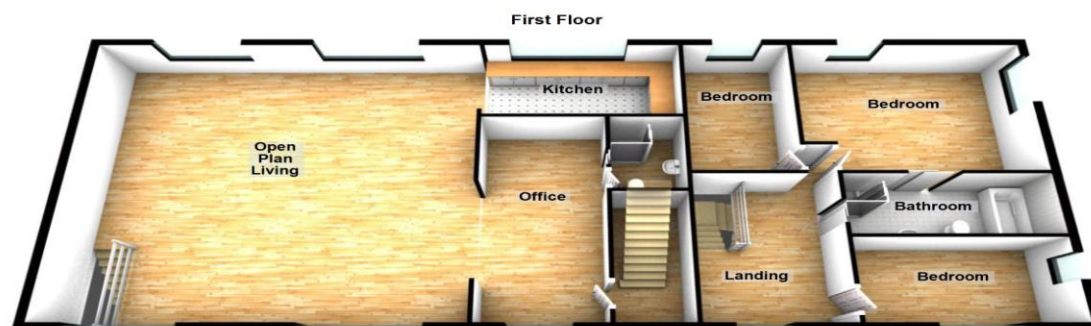
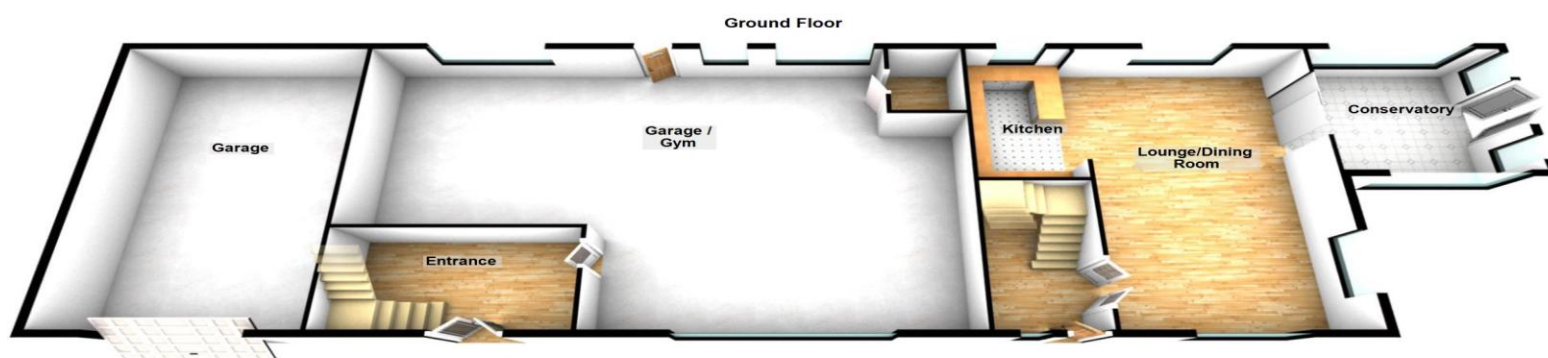
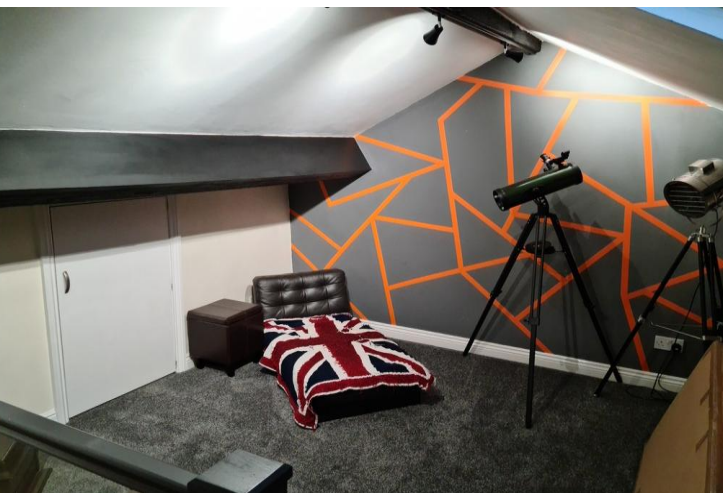
RATES: Through enquiries with the Valuation Office Agency website it is noted that the property attracts a Rateable Value in the 2017 Ratings List of £4,650 Please note the Rateable Value is not what you pay.

LEGAL COSTS: If sold, each party are to bear their own legal costs incurred in connection with the transaction.

VIEWINGS: Strictly by appointment with the agent Kirkham Property - 509 Middleton Road, Chadderton, Oldham OL9 9SH - Please call 0161 925 3759 or email ashleigh@kirkham-property.co.uk

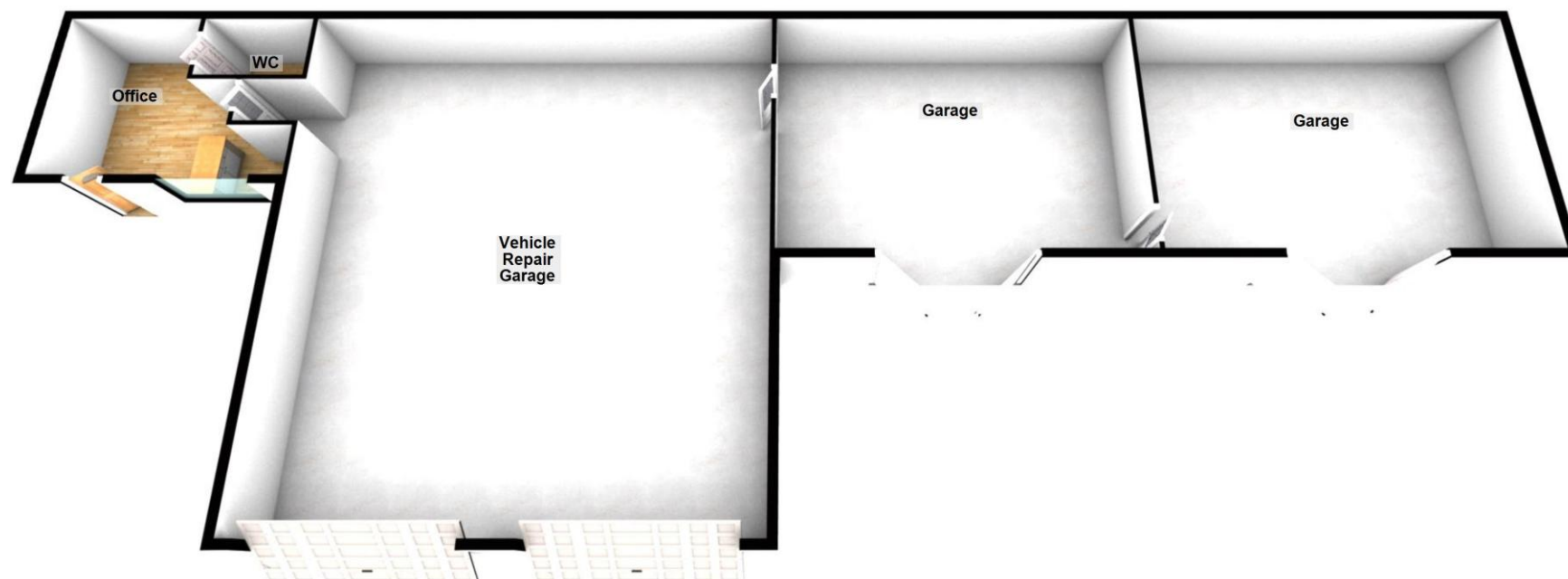


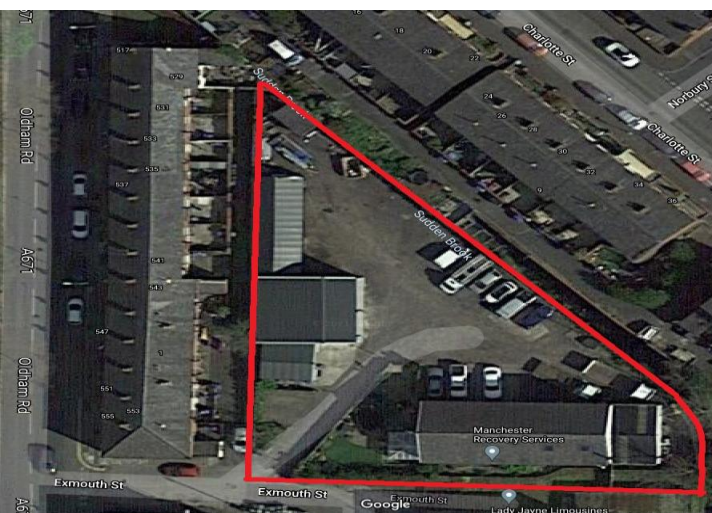
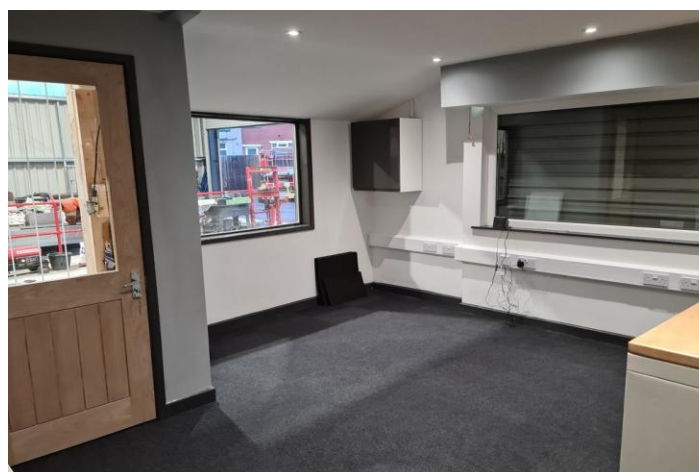






Ground Floor





Ground Floor



Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

0161 626 5688

Out of hours telephone service

Monday – Thursday 8:30am – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements