

**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**

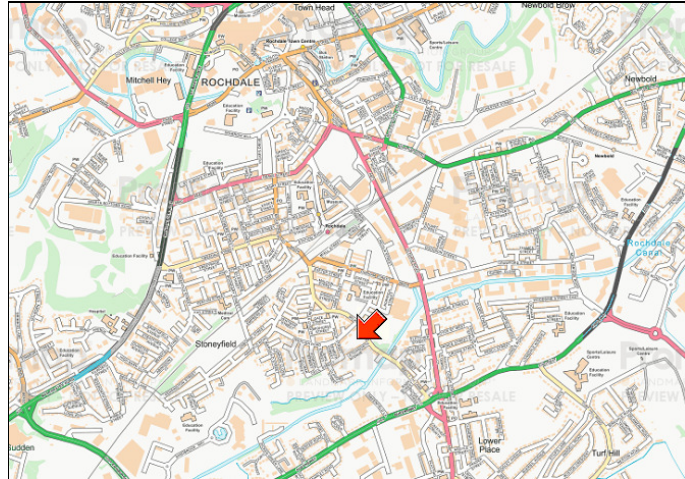
- Modern purpose-built office building
- Private, secure site with ample car-parking
- Good quality specification with suspended ceilings, air-conditioning and electric storage heaters
- Potential for alternative uses including residential subject to Planning consent
- No business rates payable to qualifying 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 on 01706 638341 or contact: Joe Ainscough 07535 516113  
[ja@longdencook.com](mailto:ja@longdencook.com)

Ref: PSM/dm/18/A144

Date: 6<sup>th</sup> November 2018.

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