

TO LET



Town Centre Office Accommodation

18 Greaves Street, Oldham OL1 1AD

- Two Storey end terraced office property
- Town Centre location
- Net Internal Area – approx 132m² (1,417 sq ft)
- Excellent transport links

A basement extending to the majority of the building footprint provides a useful storage area which has been damp proofed and includes electricity / fluorescent lighting.

The property benefits from gas central heating and florescent strip lighting. Metered on street parking is available adjacent to the premises on Firth Street.

Accommodation:

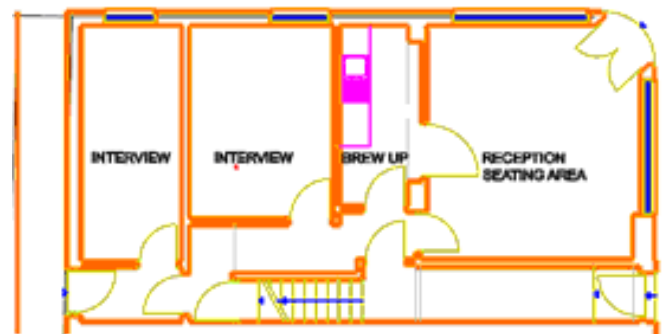
Ground Floor: 47.2 sq m (507 sq ft)

- Reception area: 21 sq m (226 sq ft)
- Kitchen: 5.8 sq m (63 sq ft)
- Meeting room: 10.7 sq m (115 sq ft)
- Rear meeting room: 9.7 sq m (104 sq ft)



Description:

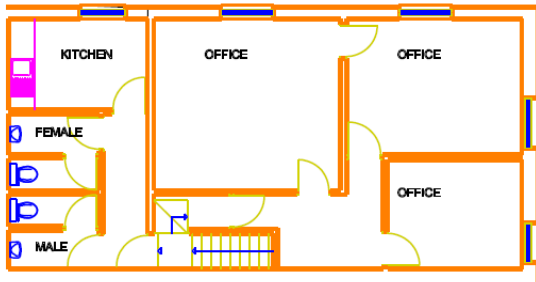
Fronting onto Greaves Street, and adjacent to the historic Town Hall and Lyceum buildings, the premises comprise a traditional brick built, end terrace property with a pitched slate roof. The accommodation is comprised of a number of offices and kitchen facilities on the ground floor and male / female toilets, main kitchen and three individual offices to the first floor.



Ground Floor plan

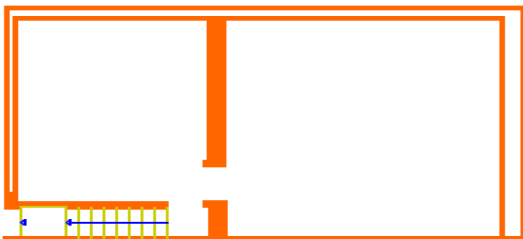
First Floor: 45 sq m (489 sq ft)

- Male / female Toilets.
- Main kitchen: 6.95 sq m (75 sq ft)
- Front office: 8.1 sq m (87 sq ft)
- Front / side office: 12.8 sq m (138 sq ft)
- Main office: 17.6 sq m (189 sq ft)



First Floor Plan

Basement: 39.1 sq m (421 sq ft)



Basement Plan

Rent:

£6,000 per annum exclusive of Non-domestic Rates & other outgoings.

Rateable Value:

The Rateable Value for 2010/2011 has been assessed at £8,000. The Rates Payable figure can be provided by OMBC NDR Team, who can be contacted on (0161) 7706677.

Proposed Terms:

A three or six year lease is offered subject to the following main terms:

1. The lease is on a FRI (Full repairing and insuring) basis.
2. The lessee shall not assign, alter or improve the premises without the prior written consent of the council, such consent not to be unreasonably withheld.
3. The lessee shall not use the premises in any way that causes nuisance or noise to any other occupiers in the vicinity.
4. Signs and notices may only be displayed outside the unit with the prior written consent of the Council.
7. The remaining terms are to be as required by the Director of Legal Services.
8. Full details of the use or services must be provided, giving details of type and nature of the business or service offered.
9. Any prospective tenant will be required to provide at least three references including a bank / accountant reference.

Legal Costs / Surveyors Fees:

The incoming tenant is to be responsible for all legal and surveyors costs incurred.

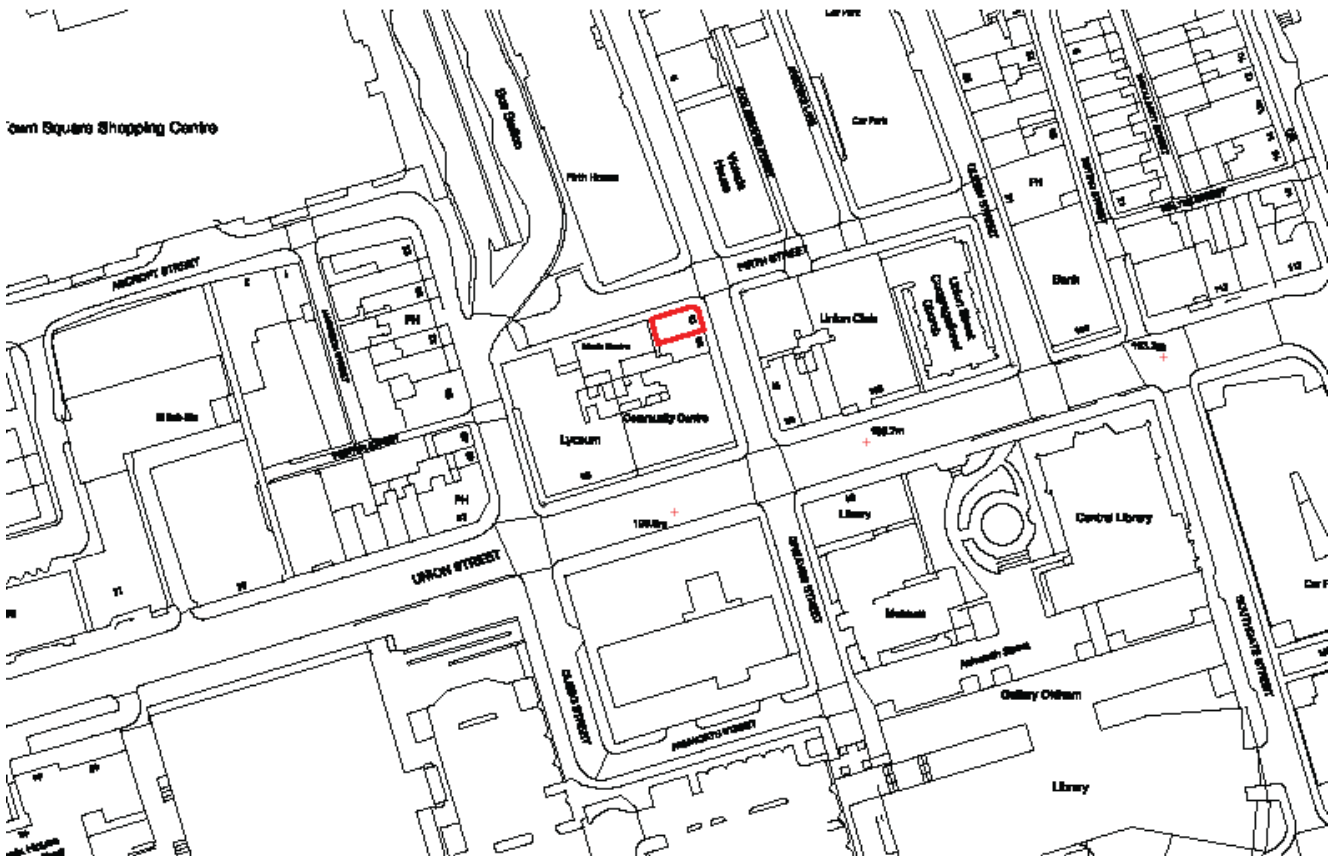
For more information please contact:

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E: jen.rawsthorne@unitypartnership.com

Location Plan:



Misrepresentation Act: Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, give notice that: 1. These particulars are set out as guidance for the intending purchaser or tenant, and do not constitute any part of an offer or a contract. 2. All statements made in these particulars are made without the responsibility of Unity Partnership, or the vendors or lessors of the property. 3. While all descriptions, dimensions and other statements given in these particulars are believed to be correct and are given in good faith by Unity Partnership, or the vendors or lessees of the property, none of the statements contained herein may be relied upon as a statement or representation of fact. 4. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise of the correctness of any statement contained in these particulars. 5. The vendor or lessor does not make or give, and neither Unity Partnership nor any employee of Unity Partnership has any authority to make or give any representation or warranty whatsoever in relation to this property. 7. The property is offered subject to contract and to still being available at the time of enquiry, and no responsibility can be accepted by Unity Partnership, or the vendors or lessors of the property for any expense incurred.

PROPERTY ESTATES

APPLICATION FOR LEASE OF PREMISES

PROPERTY ADDRESS:

FULL NAME (INCLUDING TRADE NAME IF APPLICABLE)

.....
.....

ADDRESS:

.....
.....**POSTCODE:**

TELEPHONE No.....

MOBILE No.....

Date of Birth/ Director's Date of Birth:.....

Company Secretary Date of Birth:.....

NAME & ADDRESS OF BANK/BUILDING SOCIETY

(To whom a reference application may be made)

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.....

NAME & ADDRESS OF TWO TRADE PERSONS:

(To whom a reference application may be made)

A. B.

.....

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.....

NAME & ADDRESS OF SOLICITOR (If applicable)

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INTENDED USE OF PREMISES:.....

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YEARLY RENTAL SUM OFFERED: £.....

RENT FREE PERIOD REQUESTED:.....

SIGNED DATE.....

PROPERTY ESTATES

APPLICATION FOR LEASE OF PREMISES

Please provide additional information to support your application to take a lease of Council owned property, including:-

Previous business experience:.....
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.....

Existing business interest:.....
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.....

Details of research undertaken to ensure the premises are suitable for your intended use:.....
.....
.....

Additional information:-

No. of jobs to be created:.....

Details of any grant assistance obtained:.....
.....
.....

Training courses attended / to be attended:.....
.....

Any other background information in support of your application:
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