

TO LET



Main Road Retail Unit

322 Manchester Street, Oldham OL9 6HQ

- Located fronting onto the busy A62; a main route into Oldham Town Centre
- Previously used as a Café / Sandwich Shop
- Within an established retail parade

Description:

Located a short distance from Oldham Town Centre and fronting onto the main A62 Manchester Street, the unit comprises ground floor accommodation which was most recently used as a Café / sandwich shop.

The unit is situated at the gable end of the parade and benefits from adjacent free car parking, as well as security shutters. The locality features several large employers, such as OMC Ford and Wickes, as well as several smaller businesses and residential properties.



To maintain a variety of trades on the parade, retail uses or services which are not already represented will be particularly encouraged. Full details of any proposed use must be made available at an early stage to determine its suitability.

Accommodation:

Ground Floor – 580sq ft (54m²) approx
Ground Floor W.C.

Rent:

£5,000 per annum, exclusive of Non-Domestic Rates and other outgoings.

Proposed Terms:

A minimum lease term of 3 years or multiples thereof with three yearly rent reviews is offered.

Rateable Value:

The Rateable Value has been assessed at £4,200. Please contact Oldham Council Non-Domestic Rates on (0161) 7706677 for the Rates Payable figure.

Legal Costs / Surveyors Fees:

The incoming tenant is to be responsible for Surveyors and Legal fees incurred during the course of the transaction.

Planning:

The incoming tenant is responsible for ensuring that relevant planning permission is in place for their proposed use. Please contact Oldham Council Planning on (0161) 7704105.

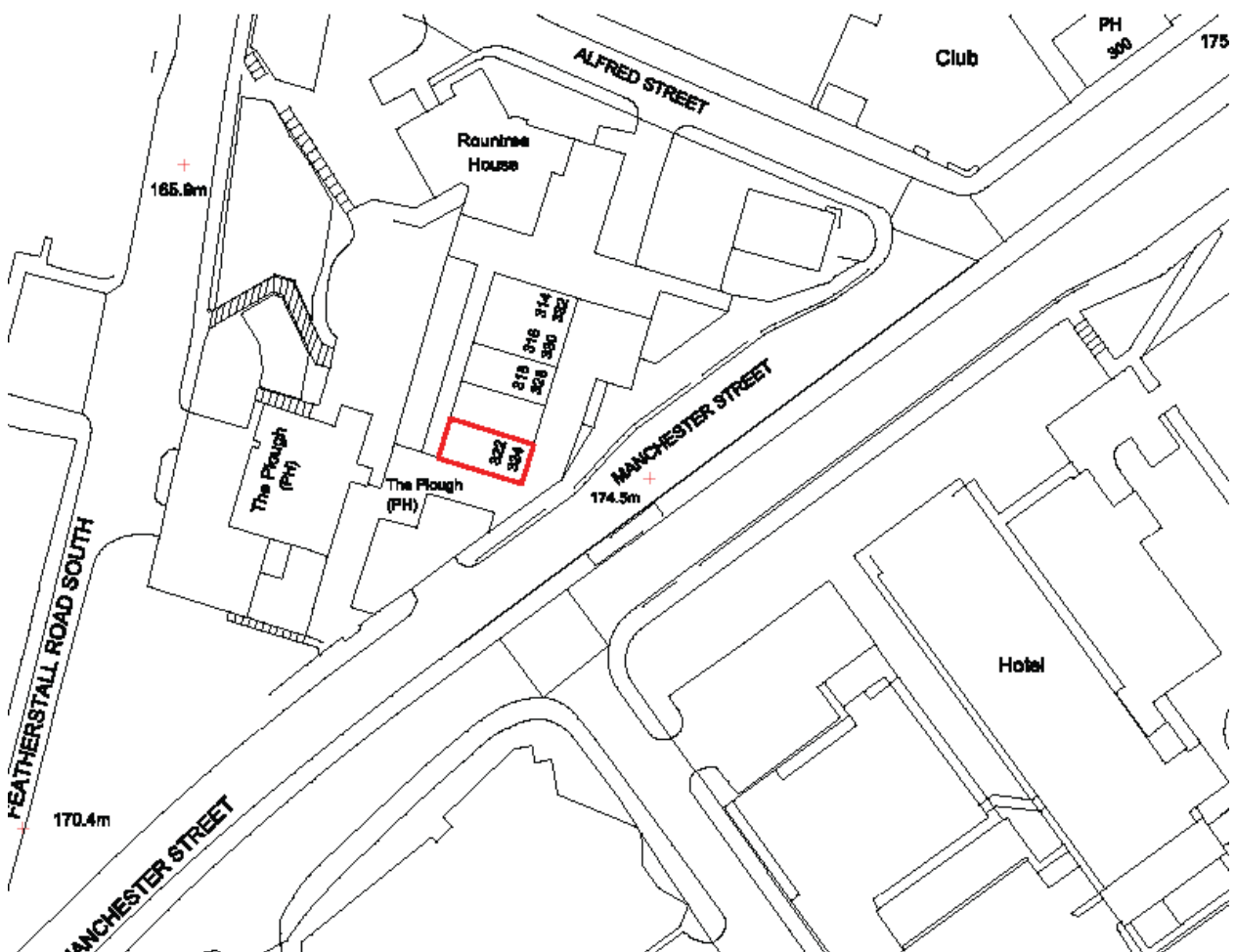
For more information please contact:

Jen Rawsthorne

T: 0161 770 1131

jen.rawsthorne@unitypartnership.com

Location Plan:



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:.....
.....
.....

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:.....
.....
.....

Any other background information in support of your application:

.....
.....
.....

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.

