

# TO LET



## Commercial Premises

232 Ashton Road Oldham OL8 1QN

- Newly refurbished externally
- To be refurbished internally
- Set within thriving retail cluster
- Traditional brick built property
- Excellent transport links

and better quality services to the residents of Hathershaw, Fitton Hill and beyond.

Fronting on to the main road, the premises are suitable for a variety of uses.

### Description:

The property comprises a single, ground floor commercial unit, and first floor self-contained office space. The property has been recently refurbished externally under the New Deal for Communities refurbishment programme and is presently being refurbished internally

The New Deal for Communities programme has actively sought to safeguard and upgrade the shopping areas in the vicinity of the premises. The vision for the area has resulted in the improvement of the structure, design and quality of the business premises in the retail clusters on Ashton Road.

The main target for the NDC is to resuscitate the commercial and retail economy of Ashton Road, and improve the structure and physical appearance of the properties in the retail clusters. As a result, existing businesses are being sustained, and new businesses are being attracted to the area, affording a wider choice



### Accommodation:

The accommodation comprises:

#### Ground Floor Commercial Unit

Main area, measuring 30 m<sup>2</sup> NIA.

WC

#### First Floor Offices

Office space measuring approximately 40m<sup>2</sup> GIA in total.

### Proposed Terms:

- Rental offers for the whole property, in the region of £7,500.00, are invited for the benefit of a 3, 6 or 9 year lease, with 3-yearly rent reviews.
- The lease will permit Subletting of the upper floor for office use.
- The Tenant will be responsible for all outgoing, including rates, utility bills, insurance and all other costs.
- The property will be let on a IRI (internal repairing and insuring) basis, with the tenant to be responsible for internal repairs including windows, doors, plate glass, shop front and roller shutters.
- The Council will insure the structure and re-charge the Tenant. The Tenant is to be responsible for all other insurance.
- The Tenant is to be responsible for the arrangement of any other required insurance, such as contents and public liability insurance.

### Offers:

Please complete the attached lease application form.

Although in the normal course of events, all offers submitted will automatically be considered, the Council does not undertake to consider them. The Council does not undertake to accept the highest, or any offer made in respect of the property.

### Location:

The premises are located on the busy A627 Oldham to Ashton-Under-Lyne road and are set within a popular and thriving retail cluster which features a variety of businesses.

### Services:

It is understood that mains water, electricity, gas and drainage services are connected or are available to be connected.

### Rateable Value:

Interested parties are advised to contact Oldham MBC Non-Domestic Rates on (0161) 7703000 to confirm the current Rates payable.

### Planning Permission:

The incoming tenant is responsible for ensuring that Planning Permission for their proposed use is in place. Please contact Oldham MBC Planning Department on (0161) 7704105 to confirm that this is the case.

### Legal Costs / Surveyors Fees:

The Tenant will be liable for the landlord's surveyors and legal costs incurred.

**For more information, or to view the property, please contact:**

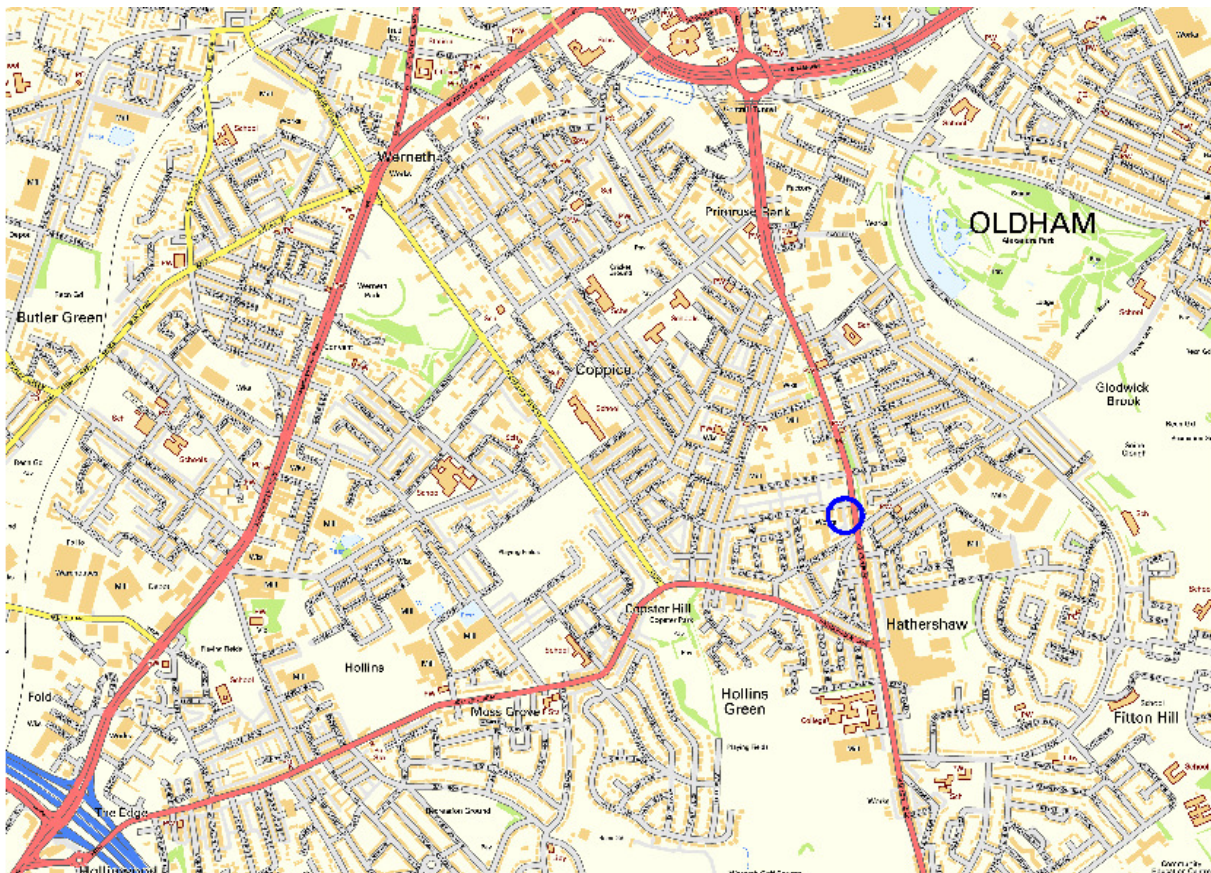
Mrs Jen Rawsthorne

T: 0161 770 1131

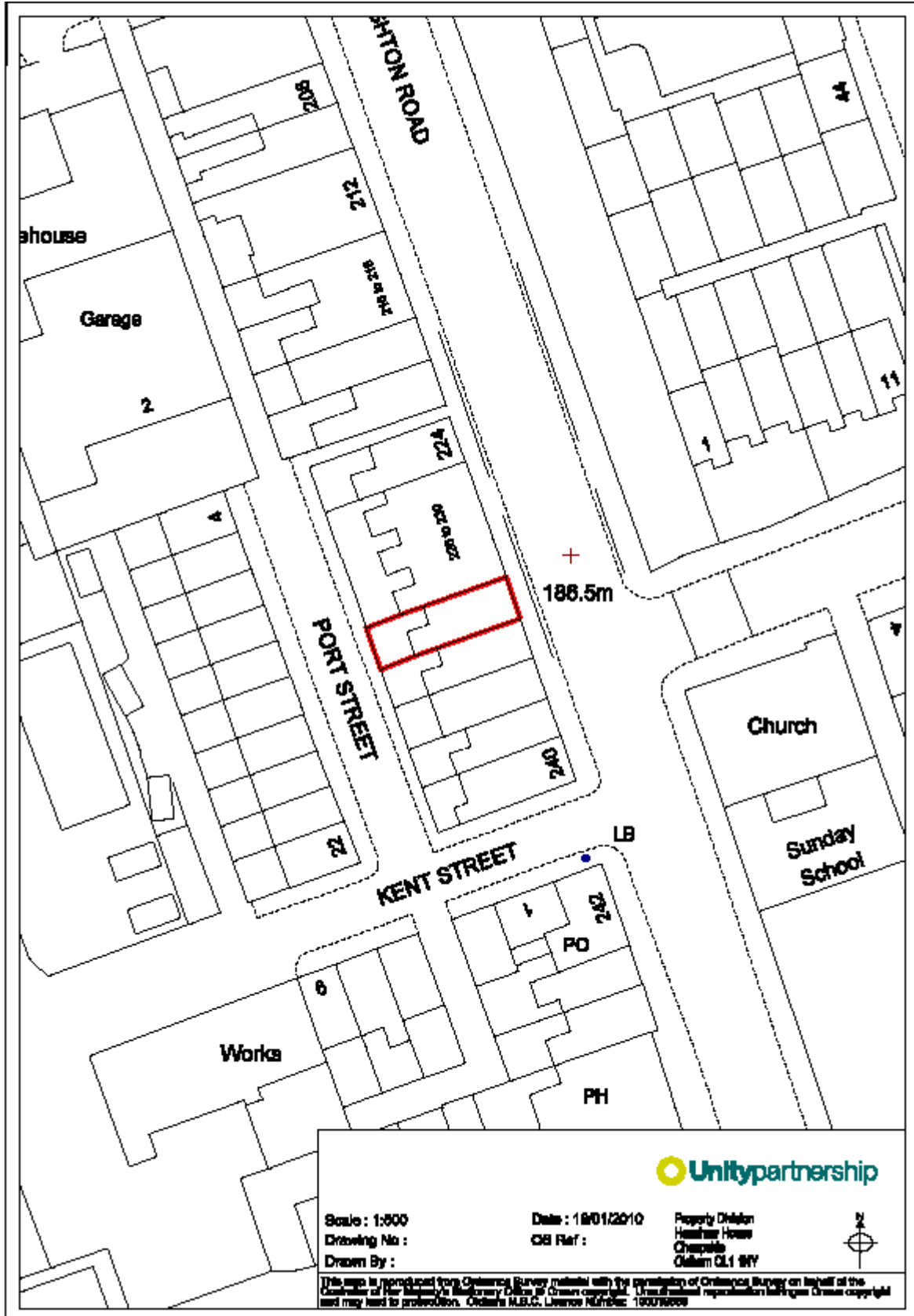
[jen.rawsthorne@unitypartnership.com](mailto:jen.rawsthorne@unitypartnership.com)

## Location Plan:

The location of 232 Ashton Road is marked with a blue circle.



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.



Scale: 1:500  
 Drawing No :  
 Drawn By :

Date : 18/01/2010  
 OS Ref :

Property Division  
 Hamster House  
 Chesapeake  
 Colham CL1 8NY



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**PROPERTY ESTATES**

**APPLICATION FOR LEASE OF PREMISES**

**PROPERTY ADDRESS:** 232 Ashton Road, Oldham OL8 1QN

**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)

.....  
.....

NAME & ADDRESS OF TWO TRADE PERSONS:

(To whom a reference application may be made)

A. .... B. ....

.....

.....

.....

NAME & ADDRESS OF SOLICITOR (If applicable) .....

.....

.....

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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.....  
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