

TO LET



Commercial Premises

4 Crofton Street, Oldham OL8 3DA

- End terraced property
- To be refurbished internally
- Set just off Ashton Road
- Traditional brick construction
- Excellent transport links

Description:

The property comprises a brick built former residential terraced property. The property is presently being refurbished internally to provide new office accommodation

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

Located just off the main road, the premises are suitable for office use.



Accommodation:

The accommodation comprises:

Ground Floor:

Approximately 39 m² (420 sq ft) NIA

First Floor:

Approximately 35.5m² (380 sq ft) NIA

Services:

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



Proposed Terms:

- Rental offers for the whole property, in the region of £3,500, are invited for the benefit of a 3, 6 or 9 year lease, with 3-yearly rent reviews.
- The Tenant will be responsible for all outgoings, 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 and plate glass..
- 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.

Location:

The premises are located just off the busy A627 Oldham to Ashton-Under-Lyne road and are set

close to a popular and thriving retail cluster which features a variety of businesses.

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.

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.

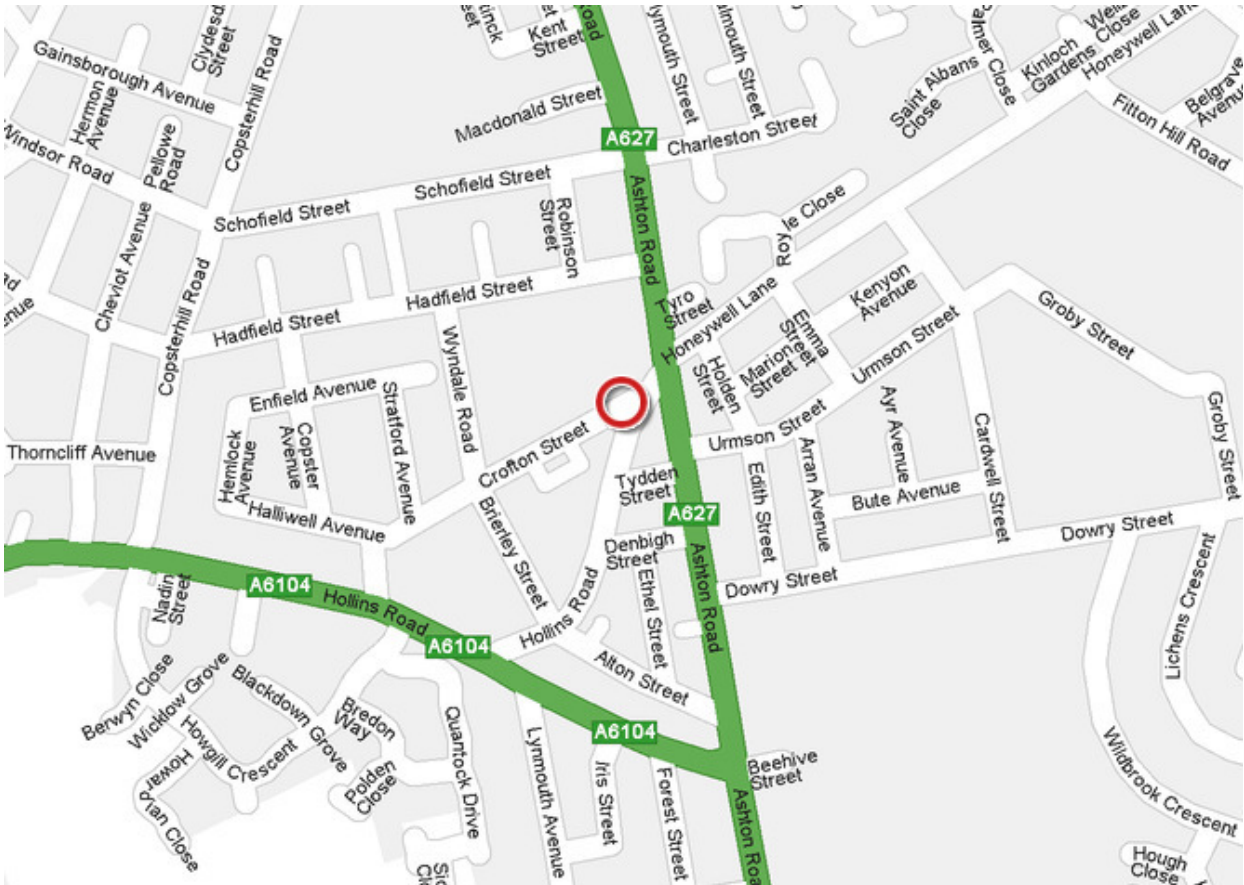
For more information, or to view the property, please contact:

Mrs Jen Rawsthorne

T: 0161 770 1131

jen.rawsthorne@unitypartnership.com

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: 4 Crofton Street, Oldham, OL8 3DA

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:.....

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Additional information:-

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

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

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

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Any other background information in support of your application:

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