

# TO LET



## Town Centre Retail Premises

### Shop Unit 8, Manchester Chambers, Oldham OL1 1LF

- Located in a Town Centre position
- Adjacent to Spindles Shopping Centre
- Covered arcade walk way to front
- Close to the Central Bus Stations
- Suitable for a variety of uses

#### Description:

Close to a main entrance into the Spindles shopping centre, the Shop Unit is located within the impressive Manchester Chambers building. The Unit is situated close to the Main shopping district and is adjacent to the Central Bus Stations and Civic Centre.

Oldham Town Centre features a variety of National retailers, such as Debenhams, Next and Sports Direct, as well as many smaller and local businesses.



The Unit benefits from ground floor and first floor sales / storage areas, with WC to the first floor. Access is gained from the Manchester Chambers Arcade to front.

To maintain a variety of trades within Manchester Chambers, 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 – 484sq ft (45m<sup>2</sup>) approx

First Floor – 280 sq ft (26m<sup>2</sup>) approx

#### Rent:

£8,500 per annum plus VAT.

The quoted rental is exclusive of Non-Domestic Rates, Service Charge and other outgoings.

#### Service Charge:

The Service Charge includes Management fee, Buildings Insurance, Repair and Maintenance of the Common Parts, Electricity supply for the Common Parts, Security and Fire Systems.

## Proposed Terms:

Flexible Lease terms are offered; details are available on application.

## Rateable Value:

Please contact Oldham Council Non-Domestic Rates on (0161) 7706677 for further information.

## 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.

## Legal Costs / Surveyors Fees:

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

### For more information please contact:

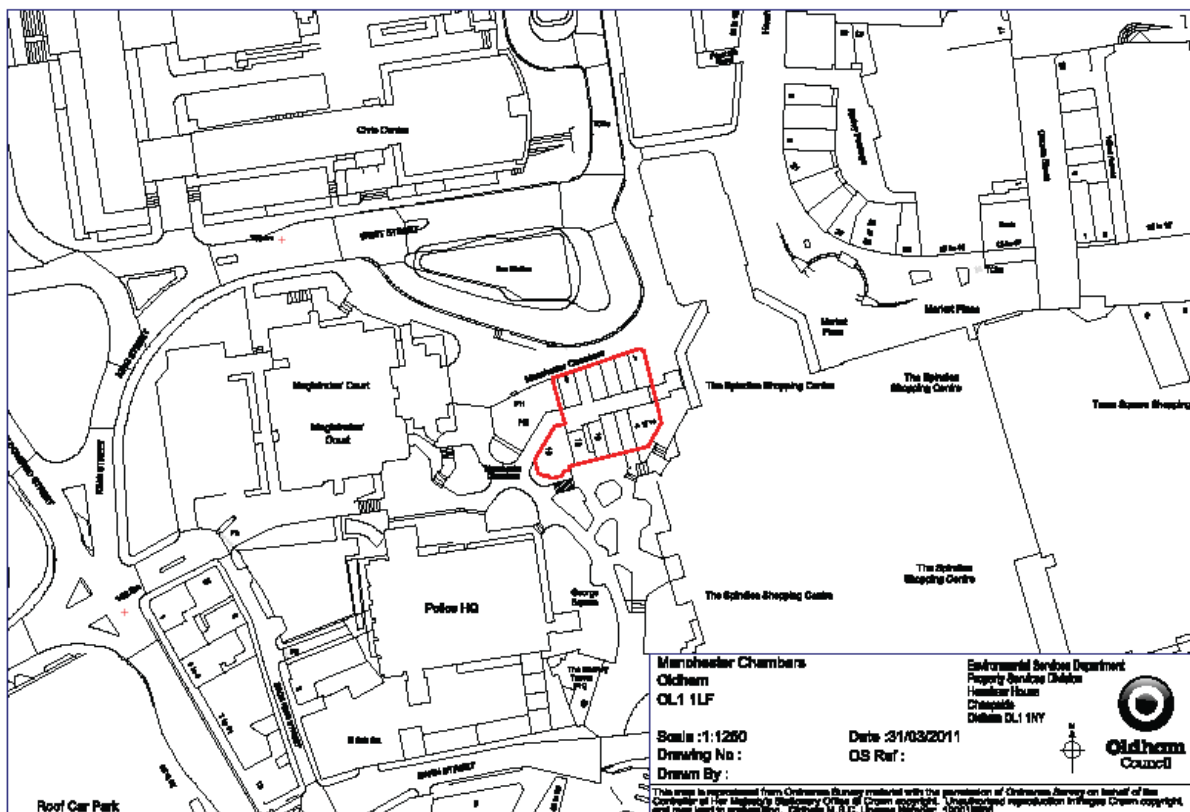
Stephen Martens

T: 0161 770 4540

[stephen.martens@unitypartnership.com](mailto:stephen.martens@unitypartnership.com)

## Location Plan:

(Not to Scale)



**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)

.....  
.....

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

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

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.

