TO LET

COALSHAW GREEN PARK CAFÉ

Café area – 500 sq ft (approx.)

- Popular local park
- Well maintained park and grounds
- Community orientated with children’s play area and bowling greens
- Café has fully fitted stainless steel kitchen
- Close to the local Metrolink tram stop
Location

Coalshaw Green Park café is located off Coalshaw Green Road in Chadderton. The park itself is a very community orientated park which is very popular with the local residents. South Chadderton Metrolink Stop is close by providing good access to the park.

The park is always well maintained, with things happening very regularly. During the school holidays many children and community orientated events take place in the park. Coalshaw Green Park has two bowling greens and the Bowling Club is well supported and often holds matches at the park.

Description

- Self-contained café building
- Café area approx. 500 sq ft
- Fully fitted Stainless Steel kitchen facilities.
- Doors to front and rear of the café
- Separate toilet facilities accessed from the side of the building, including disabled facilities

Rent

Offers invited

Business Rates

Current Rateable Value for the café is: £4,450

The small business rate multiplier is 48.0p for 2018/2019

£2,136 – Rates payable approximately.

Please contact Oldham Council Non-Domestic Rates on (0161) 770 6677 for further information and to find out if you would be entitled to rates relief.

Planning

The incoming tenant is responsible for ensuring the relevant planning permission is in place for their proposed use. Please contact Oldham Council Planning on (0161) 770 4105.

Service Charge

Contribution to building insurance and services to be agreed.
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. 6. 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.

For more information please contact:
Alison Evans

Telephone: 0161 770 1988
Email: Alison.evans@unitypartnership.com
APPLICATION FOR LEASE

Coalshaw Green Park Café, Coalshaw Green Road, Chadderton, OL9 8JR

INTENDED USE OF PREMISES:
…………………………………………………………………………………………………………………………

YEARY RENT OFFERED: £……………………

FULL NAME (INCLUDING TRADE NAME IF APPLICABLE)
...............................................................................................................................

TELEPHONE NO: ........................................................ MOBILE NO: ..........................................................

EMAIL ADDRESS: ..........................................................................................................................

DATE OF BIRTH: ...... / ...... / ...... NATIONAL INSURANCE NUMBER: ..........................................

ADDRESS: ……………………………………………………………………………………………………………

POSTCODE: ………………… LENGTH OF TIME AT CURRENT ADDRESS: …………………………………

IF LESS THAN 5 YEARS PLEASE PROVIDE YOUR PREVIOUS ADDRESSES INC POSTCODE:
…………………………………………………………………………………………………………………………

PLEASE PROVIDE THE FOLLOWING DOCUMENTS

☐ COPY OF PASSPORT & DRIVING LICENCE

☐ PROOF OF ADDRESS, IE. RECENT UTILITY BILL

☐ BANK REFERENCE (SHOWING EVIDENCE THAT YOUR BANK IS AWARE OF THE FINANCIAL COMMITMENT IF SUCCESSFUL)

☐ PROOF OF FUNDS, IE. BANK STATEMENT SHOWING ABILITY TO PAY 3 MONTHS RENT

☐ TWO TRADE REFERENCES (IF NO TRADE EXPERIENCE, PLEASE PROVIDE TWO PERSONAL REFERENCES - AT LEAST ONE FROM SOMEONE IN A POSITION OF AUTHORITY)
☐ COMMERCIAL LANDLORD REFERENCE (IF APPLICABLE)

NAME & ADDRESS OF SOLICITOR (IF APPLICABLE):

……………………………………………………………………………………………………………………...
………………………………………………………………………………………………………………………

PREVIOUS BUSINESS EXPERIENCE:

……………………………………………………………………………………………………………………...
………………………………………………………………………………………………………………………

ADDRESS OF COMMERCIAL PROPERTY OCCUPIED IN THE LAST 5 YEARS:

…………………………………………………………………………………………………………................
……………………………………………………………………………………………………………………..

RESEARCH UNDERTAKEN TO ENSURE THE PREMISES ARE SUITABLE FOR YOUR USE:

………………………………………………………………………………………………………………………
………………………………………………………………………………………………………………………

ANY OTHER INFORMATION TO SUPPORT YOUR APPLICATION:

………………………………………………………………………………………………………………………
………………………………………………………………………………………………………………………

__________________________
SIGNED: .................................................. DATE: .................................................................

PLEASE RETURN THE COMPLETED FORM TO:

ALISON EVANS, UNITY PARTNERSHIP, HENSHAW HOUSE, OLDHAM, OL1 1NY

OR

BY EMAIL TO Alison.Evans@unitypartnership.com

IF YOU HAVE ANY QUERIES PLEASE CONTACT Alison Evans on 0161 770 1988

www.unitypartnership.com