

TO LET

**RETAIL UNIT - 59 CEDAR CRESCENT
OLDHAM, OL9 0DW**

Approximately - 60M² (645 Sq. Ft)



- Located in a residential area fronting Cedar Crescent.
- Electric Roller Shutter on shop front.
- Off road parking to the front of the shop.
- Located close to public transport links including local bus routes.



Location

The property is located approximately 1.5 miles north west of Oldham Town Centre, situated within a residential area.

The parade benefits from being situated close to public transport links, including local bus routes, whilst it is also a short drive to the M60 & M62 motorways.

Description

The unit has a 'single shop front' and is protected by an electric roller shutter. The unit includes WC and a kitchenette to the rear.

Accommodation

Ground Floor – 60M² (645 Sq. Ft)
Approx.

WC – 3.24M²

Proposed Lease Terms

A minimum lease term of 3 years or multiples thereof, with rent reviews every 3 years.

Rent

£3,600 per annum. This is exclusive of Non-Domestic Rates, Service Charge and VAT.

Rent Bond

A bond of one month's rent will be payable upon completion.

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) 770 4105.

Legal Costs / Surveyors Fees

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

Business Rates

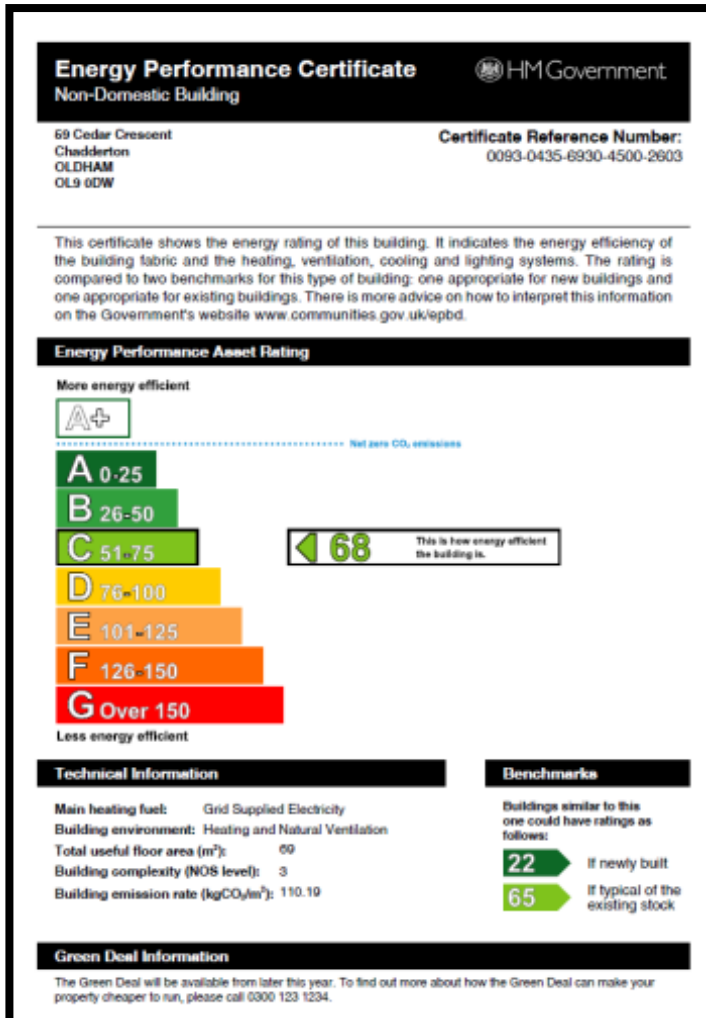
Rateable Value = £3,400

Rateable Value x Business Rates
Multiplier = Business Rates Payable

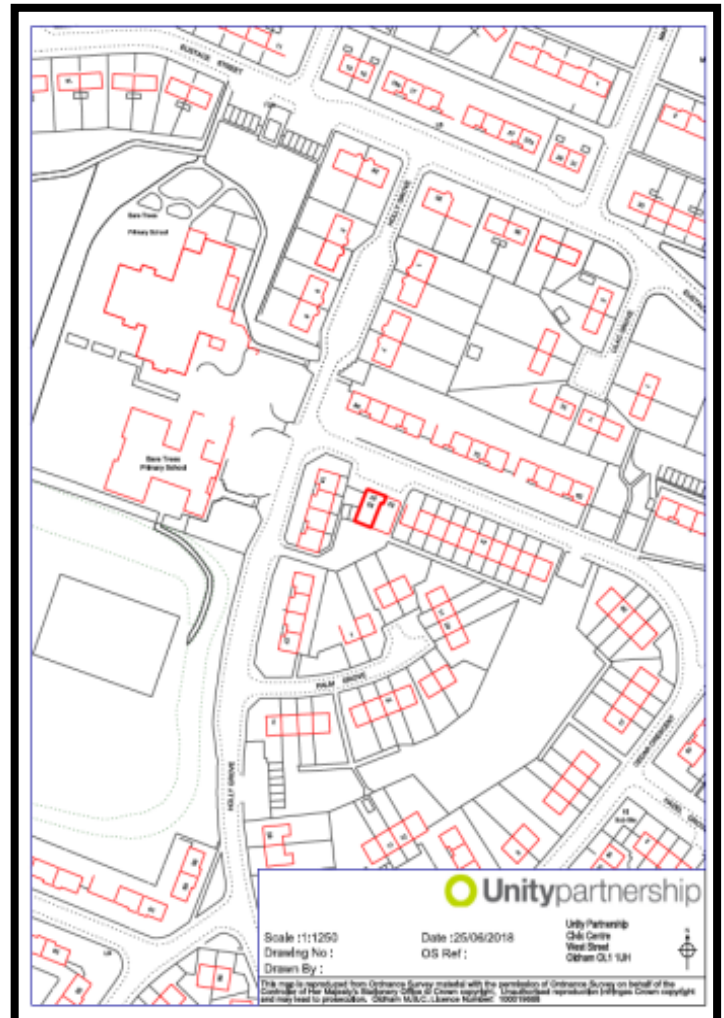
£3,400 x 0.48p = £1,632 Business
Rates Payable Approximately.

Please contact Oldham Council Non-Domestic Rates on (0161) 770 6677 for further information.

EPC – This property’s rating is C (68)



Site Location Plan



For more information about this property, please contact:

Harry Travis

Telephone: 0161 770 1978

Email: Harry.Travis@unitypartnership.com

Misrepresentation Act: In relation to The Misrepresentation Act 1967, Unity Partnership for themselves, the lessors and the vendors give notice that: (i) This set of particulars is set out as guidance for the intending purchaser/tenant, licensee or third parties do not constitute any part of an offer or a contract. (ii) All statements in these particulars are made without the responsibility of Unity Partnership. We cannot guarantee or warrant the accuracy, completeness, factual correctness or reliability of any information that has been gained from third parties (this includes inaccuracies or typographical errors). (iii) While the descriptions, dimensions and other statements given in these particulars are believed to be correct by Unity Partnership, none of the statements contained herein may be relied on as a statement or representation of fact. (iv) Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. (v) 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 for any expense incurred. (vi) Unless stated otherwise, all prices and rents are quoted exclusive of VAT.

Application For Lease

Property Address: 59 Cedar Crescent, Oldham, OL9 0DW

Intended use of premises:

.....

Yearly 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:

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Please provide the following documents

- Copy of passport & driving licence**
- Proof of address, i.e. Recent utility bill**
- Bank reference (showing evidence that your bank is aware of the financial commitment if successful)**
- Proof of funds, i.e. 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):

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Previous business experience:

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Address of commercial property occupied in the last 5 years:

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Research undertaken to ensure the premises are suitable for your use:

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Any other information to support your application:

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Signed: **Date:**

Please return the completed form to:

Property Services, Unity Partnership, Henshaw House, Oldham, OL1 1NY

Or by email to: Harry.Travis@Unitypartnership.com