

# TO LET

**UNIT 10, MANCHESTER CHAMBERS, OLDHAM,  
OL1 1LF**

**GF: 35.4M<sup>2</sup> (381 Sq. Ft) FF: 30M<sup>2</sup> (323 Sq. Ft)**



- 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.

### **Location**

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.

### **Description**

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 the front.

To maintain a variety of trades within Manchester Chambers, retail uses or services which aren't already represented will particularly be encouraged. Full details of any proposed use must be made available at an early stage to determine its suitability.

### **Accommodation**

Ground Floor – 35.4M<sup>2</sup> (381 Sq. Ft.) Approx.

First Floor – 30M<sup>2</sup> (323 Sq. Ft.) Approx.

### **Service Charge**

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

### **Rent**

£5,000 per annum. This is exclusive of Non-Domestic Rates, Service Charge and VAT.

### **Proposed Lease Terms**

A minimum lease term of 5 years or multiples thereof with five yearly rent reviews is offered.

### **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 is £8,000

Rateable Value x Business Rates Multiplier =  
Business Rates Payable

£8,000 x 0.48p = £3,840 Business Rates Payable  
Approximately.

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

### **Business and Investment Team**

Contact us for advice, guidance and support in setting up or growing your business.

Telephone: **0161 770 2077**

Email: **[invest@oldham.gov.uk](mailto:invest@oldham.gov.uk)**


Website: **[www.investinoldham.com](http://www.investinoldham.com)**

## EPC – This property's rating is D (95)

## Site Location Plan – 10 Manchester Chambers

### Energy Performance Certificate

Non-Domestic Building



HM Government

10, Manchester Chambers  
OLDHAM  
OL1 1LF

**Certificate Reference Number:**  
9382-3091-0688-0500-1691

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

95

This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	82
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	116.61
Primary energy use (kWh/m <sup>2</sup> per year):	689.79

**Benchmarks**

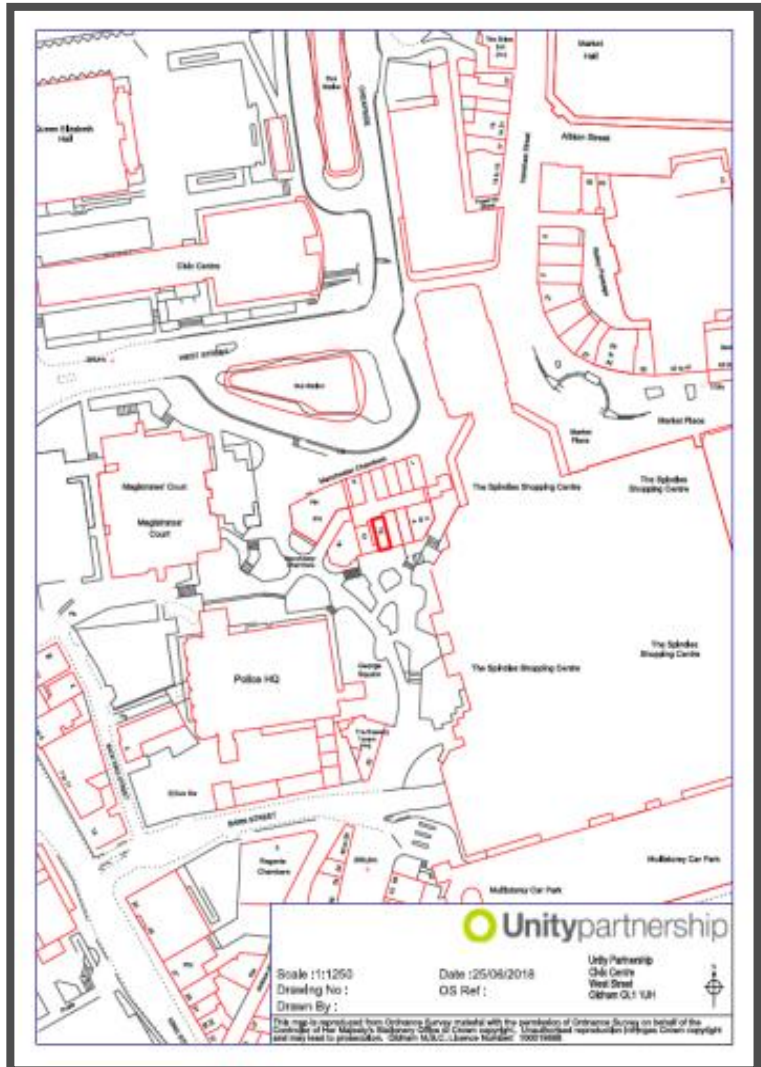
Buildings similar to this one could have ratings as follows:

23

If newly built

68

If typical of the existing stock



For more information about this property, please contact:

**Peter Jones**

**Telephone: 0161 770 5697**

**Email: [Peter.Jones@unitypartnership.com](mailto:Peter.Jones@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: Unit 10, Manchester Chambers, Oldham, OL1 1LF**

**Intended use of premises:**

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**Yearly rent offered: £.....**

**Full name (including trade name if applicable)**

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**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:** .....

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Please return the completed form to:

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

Or by email to: [Peter.Jones@Unitypartnership.com](mailto:Peter.Jones@Unitypartnership.com)