

# TO LET

**20 GREAVES STREET**  
**OLDHAM, OL1 1TJ**



- Located in a Town Centre position
- Adjacent to Odeon Cinema & Leisure complex.
- Suitable for a variety of uses.
- Close to the local Metrolink stop.

### **Location**

The property is located in the heart of Oldham Town Centre. It has excellent local transport links including the bus routes as well as the tram routes and is in close proximity to all of the local amenities.

This property is in an idyllic location for a retail business as it is close to the new leisure complex which is in walking distance for local custom.

### **Description**

Fronting onto Greaves Street, and adjacent to the historic Town Hall and Lyceum buildings, the premises comprise a traditional brick built, mid terrace property with a pitched slate roof.

### **Accommodation**

The accommodation for the property is as follows.

- Ground Floor: 47m<sup>2</sup> (510 Sq. Ft)
- First Floor: 40m<sup>2</sup> (426 Sq. Ft)

### **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)**

### **Rent**

£7,000 per annum. Exclusive of Non-Domestic Rates & VAT.

### **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.

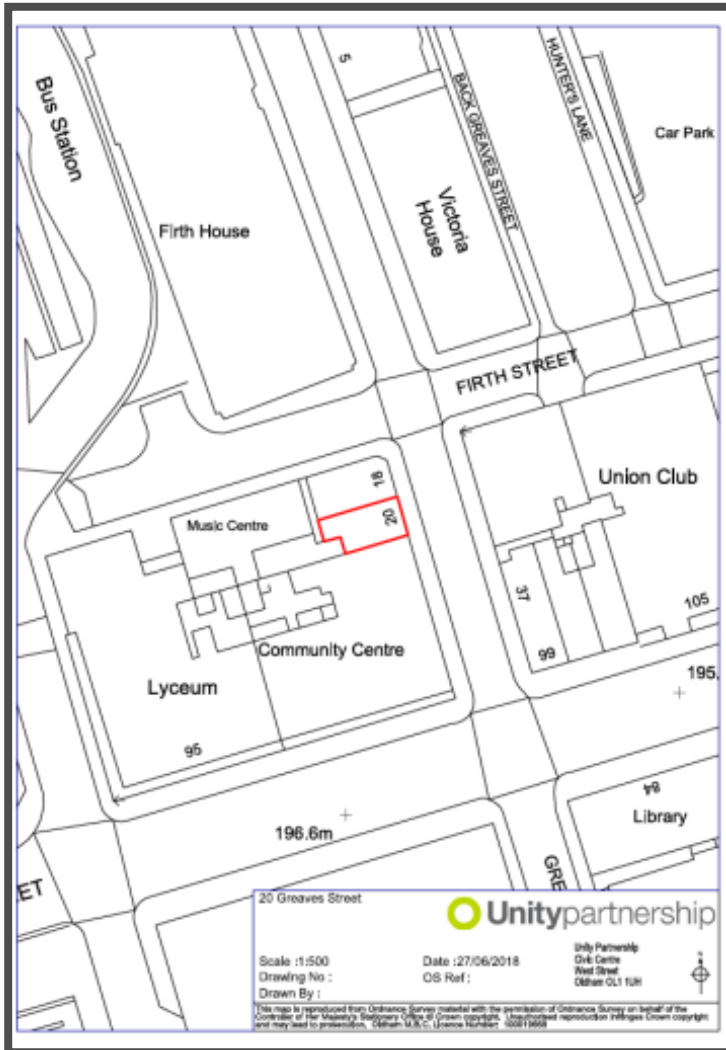
### **Legal Costs / Surveyors Fees**

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

### **Business Rates**

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

## Site Location Plan



## EPC – This property's rating is E

### Energy Performance Certificate Non-Domestic Building



20 Greaves Street  
OLDHAM  
OL1 1QN

Certificate Reference Number:  
0140-0638-7099-1290-4092

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+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 104 This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	99
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	103.05
Primary energy use (kWh/m <sup>2</sup> per year):	597.96

### Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

74 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)

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**Application For Lease**

**Property Address: 20 Greaves Street, Oldham, OL1 1TJ**

**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)