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**: 47m² (510 Sq. Ft)
- **First Floor**: 40m² (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**
  Website: **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.
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.

For more information about this property, please contact:

Peter Jones

Telephone: 0161 770 5697

Email: Peter.Jones@unitypartnership.com
Application For Lease

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

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:

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):


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