

TO LET

7 TANHILL LANE, FITTON HILL, OL8 2QL
APPROXIMATELY – 37M² (400 Sq. Ft)



- Self-contained retail/storage unit.
- Suitable for a variety of uses.
- Secure Unit.
- Close to local amenities.
- Good local transport links.

Location

7 Tanhill Lane is located in Fitton Hill, Oldham. It has good links to local bus routes and is close to local amenities. It is located in a popular residential area.

The unit is a secure, self-contained which could be converted into a variety of uses.

Description

- Approximately 37M² (400 Sq. Ft)
- Ideal for retail or storage use.
- Self-contained secure unit.
- Close to some local amenities, shops etc.
- Great links to local transport.

Service Charge

Contribution to building insurance and external repairs.

Rent

Offers invited for rent. The lease is available on flexible lease terms.

EPC

An EPC is not required on this property.



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.

Business Rates

Rateable Value is £2,950

Rateable Value x Business Rates Multiplier = Business Rates Payable

£1,416 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.

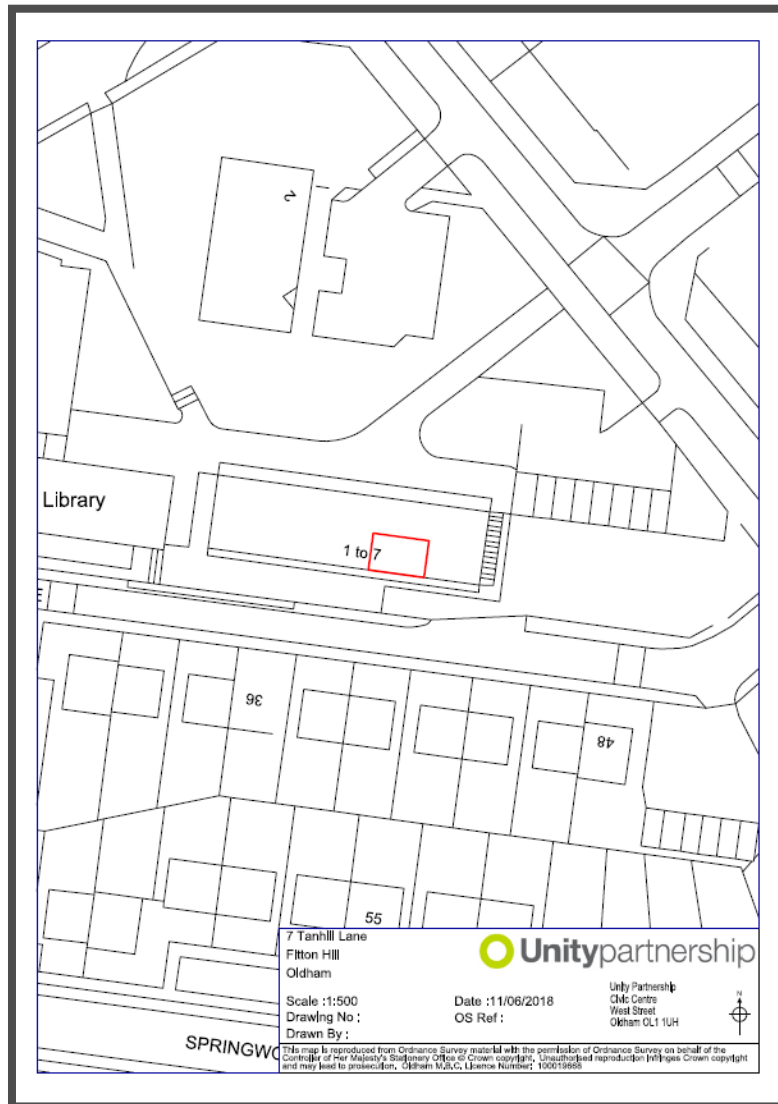
Telephone: **0161 770 2077**

Email: invest@oldham.gov.uk

Website: www.investinoldham.com



Site Location Plan – 7 Tanhill Lane



For more information about this property, please contact:

Alison Evans

Telephone: 0161 770 1988

Email: Alison.Evans@unitypartnership.com

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Application For Lease

Property Address: 7 Tanhill Lane, Fitton Hill, Oldham, OL8 2QL

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:**

Please return the completed form to:

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

Or by email to: Alison.Evans@Unitypartnership.com