

# TO LET

**UNIT 8, MANCHESTER CHAMBERS,  
OLDHAM, OL1 1LF**

**GF: 45M<sup>2</sup> (484 Sq. Ft) FF: 26M<sup>2</sup> (280 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.

### **Service Charge**

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

### **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)**

### **Proposed Lease Terms**

Flexible lease terms are offered; details are available on application.

### **Rent**

£6,000 per annum plus VAT. This is exclusive of Non-Domestic Rates, Service Charge and other outgoings.

### **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.

### **Accommodation**

Ground Floor – 45M<sup>2</sup> (484 Sq. Ft.) approx.

First Floor – 26M<sup>2</sup> (280 Sq. Ft.) approx.

First Floor W.C.

### **Business Rates**

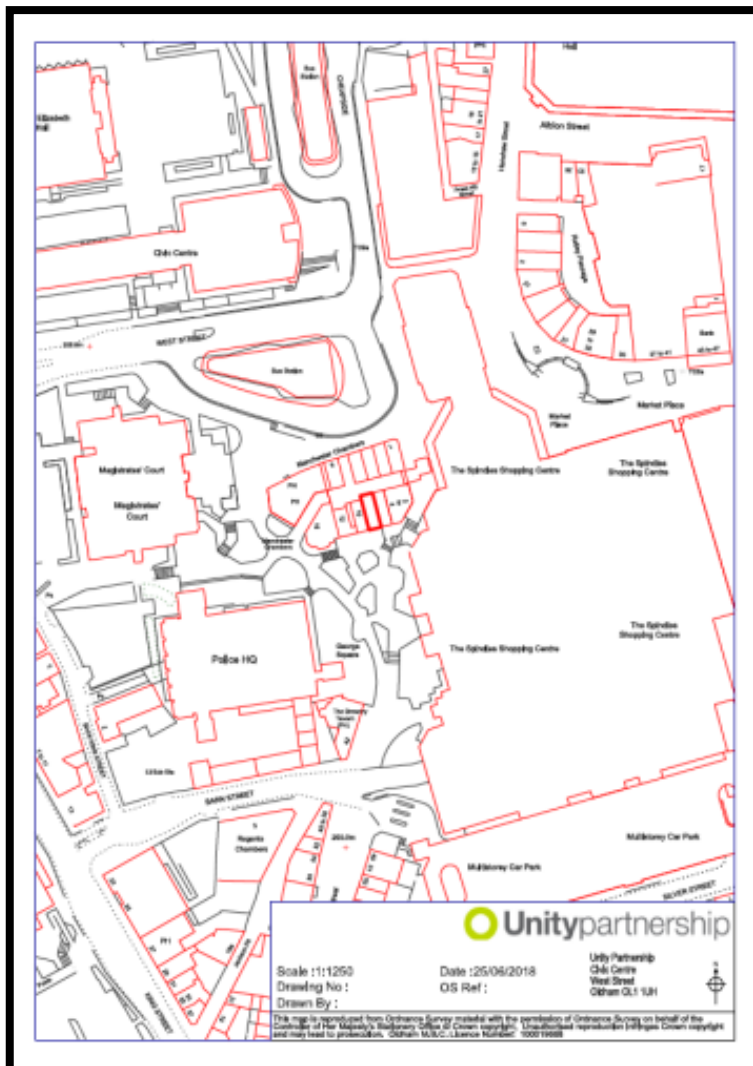
Rateable Value is £8,600

Rateable Value x Business Rates Multiplier =  
Business Rates Payable

£4,128 Business Rates Payable Approximately.

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



8, Manchester Chambers  
 OLDHAM  
 OL1 1LF

**Certificate Reference Number:**  
 9672-3080-0684-0090-1691

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



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

Less energy efficient

**125** This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	78
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	137.77
Primary energy use (kWh/m <sup>2</sup> per year):	814.96

### Benchmarks

Buildings similar to this one could have ratings as follows:

**27** If newly built

**80** 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**

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 8 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)