

# TO LET

## UNIT 9, MANCHESTER CHAMBERS, OLDHAM, OL1 1LF

GF & BASEMENT STORAGE: 141M<sup>2</sup> (1518 Sq. Ft) Approx.



- Located in a Town Centre position.
- Adjacent to Spindles Shopping Centre.
- Covered arcade walk way to front.
- Close to Central Bus Station.
- 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**

Ground Floor and Basement Storage approximately total 141M<sup>2</sup> (1518 Sq. Ft).

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**

Service charge related to the common parts maintenance at circa, £1,950 per annum.

### **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**

3 years lease, contracted out of the provisions of the L&A 1954 Part 2.

### **Rent**

£12,500 (Guide Rent) per annum plus VAT. This is exclusive of Non-Domestic Rates, Service Charge and other outgoings.

### **Planning**

The incoming tenant is to be responsible for ensuring that the 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 £7,400

Rateable Value x Business Rates  
Multiplier = Business Rates Payable

£7,400 x 0.48p = £3,552 Business Rates  
Payable Approximately.

Please contact Oldham Council Non-Domestic Rates on (0162) 770 6677 for further information.

## EPC – This property’s rating is E (106)

## Site Location Plan – 9 Manchester Chambers

### Energy Performance Certificate Non-Domestic Building



9, Manchester Chambers  
OLDHAM  
OL1 1LF

Certificate Reference Number:  
9782-3041-0583-0400-1791

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** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

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

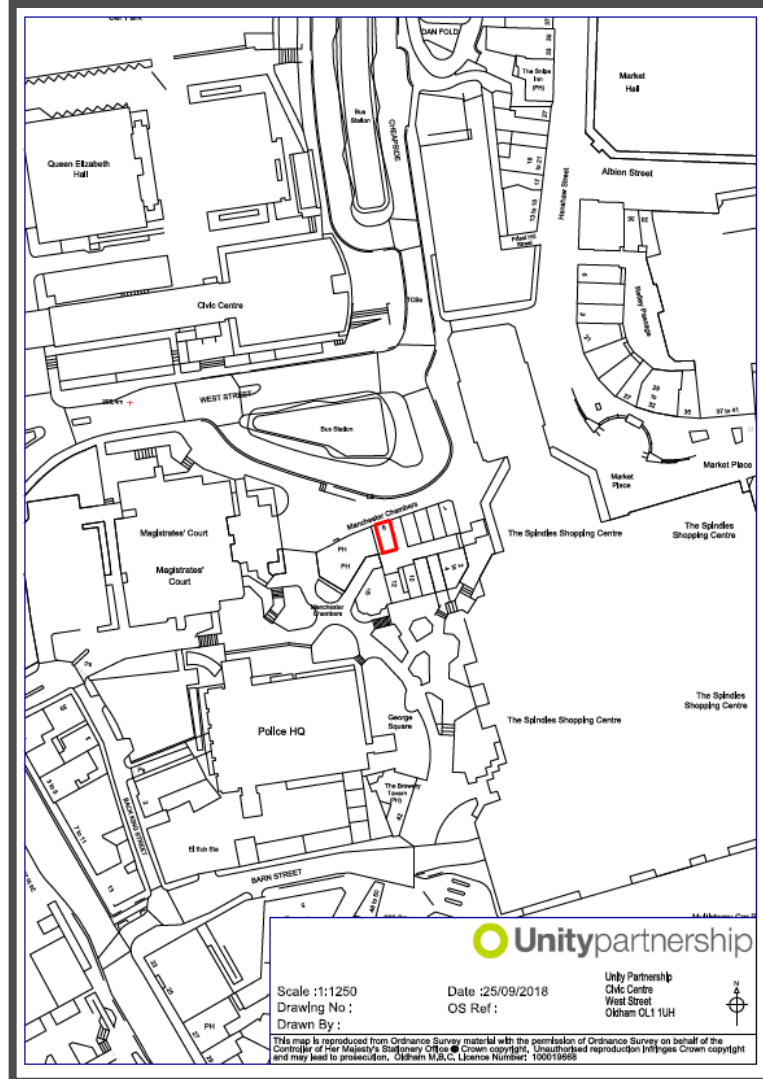
#### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	77
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	108.86
Primary energy use (kWh/m <sup>2</sup> per year):	643.93

#### Benchmarks

Buildings similar to this one could have ratings as follows:

<b>32</b>	If newly built
<b>94</b>	If typical of the existing stock



Unitypartnership

Scale :1:1250  
Drawing No :  
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Unity Partnership  
CMC Centre  
West Street  
Oldham OL1 1UH

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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: Unit 9, 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)