

TO LET

KIOSK, ALBION STREET
OLDHAM, OL1 1NJ



- Located in the heart of the busy Oldham Town Centre.
- Adjacent to Tommyfield Market Hall.
- Canopied frontage to Albion Street.
- Suitable for a variety of uses.

Location

The kiosk is located next to one of the entrances to Tommyfield Market Hall close to Levers Fish & Chip Takeaway and the outdoor market stalls. Tommyfield Market Hall is located in the main shopping area of Oldham Town Centre.

Description

The kiosk, which is irregular in shape, has a splayed front in, to which are set two manually operated roller shutters, which open on to Albion Street. Internally the kiosk has a tiled floor, suspended ceiling with strip fluorescent lighting, small power and a single water tap. The kiosk is fitted out with shelving and cupboards reflecting its former use as a florist's kiosk.

VAT

Where applicable, VAT will be charged at the prevailing rate on rent, service charge and all other charges levied by the Landlord.

Accommodation

Kiosk Floor Area – 13 M² (143 Sq. ft.)

Service Charge

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

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.

EPC

Due to its size, an EPC is not required for the kiosk.

Rent

Rental offers in excess of £5,200 per annum.

Proposed Lease Terms

The kiosk is offered on an internal repairing lease for a term of years expiring on 31.12.2023 – a shorter lease term may be considered. A contracted-out lease for a term expiring 31.12.2023 with a rolling landlord break at any time and for any reason from commencement of the lease. The notice period is 6 months.

In addition to the payment of rent the lease will include an obligation to contribute towards the insurance of the kiosk, the utilities (electricity & water) and the service charge.

Legal Costs / Surveyors Fees

The incoming tenant is to be responsible for Surveyors and Legal fees incurred during the course of the transaction. They will be £500 plus VAT; this doesn't include your own legal fees.

Business Rates

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 – Kiosk East, Albion Street, Tommyfield Market Hall



For more information about this property, please contact:

John Wasp

Telephone: 0161 770 1979

Email: John.Wasp@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: Kiosk, Albion Street, Tommyfield Market Hall, OL1 1NJ

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: Jonh.Wasp@Unitypartnership.com