

TO LET

UNIT 1, ALBION STREET

OLDHAM, OL1 1NJ

GF: 45M² (480 Sq. Ft) FF: 32.5M² (350 Sq. Ft)



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

Location

A short distance from the Spindles and Town Square shopping centres, the shop unit is located adjacent to the long established Tommyfield Market Hall, within the main shopping district of Oldham Town Centre.

Description

The unit benefits from a 'dual shop front', having access from the Market Hall, as well as externally from Albion Street.

To maintain a variety of trades on the Albion Street frontage of the Market Hall, retail uses or services which are not already represented will be particularly encouraged. Full details of any proposed use must be made available at an early stage to determine its suitability.

Accommodation

Ground Floor – 480 sq. ft. (45m²) approx.

First Floor – 350 sq. ft. (32.5m²) approx.

First Floor W.C.

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.

Proposed Lease Terms

A contracted-out lease for a term expiring 31/12/2022 with a rolling landlord break at any time and for any reason from commencement of the lease. The notice period is 3 months.

Rent

Offers in excess of £15,000 per annum are invited. This is exclusive of Non-Domestic Rates, Service Charge and 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

Rateable Value = £12,250

Rateable Value x Business Rates Multiplier =
Business Rates Payable

£12,250 x 0.48p = £5,880 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

EPC – This property’s rating is C (63)

Site Location Plan – 1 Albion Street

Energy Performance Certificate HM Government
 Non-Domestic Building

1 Albion Street
 OLDHAM
 OL1 3BB

Certificate Reference Number:
 9786-3061-0689-0300-4325

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.

Energy Performance Asset Rating

More energy efficient

A+	Net zero CO ₂ emissions
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

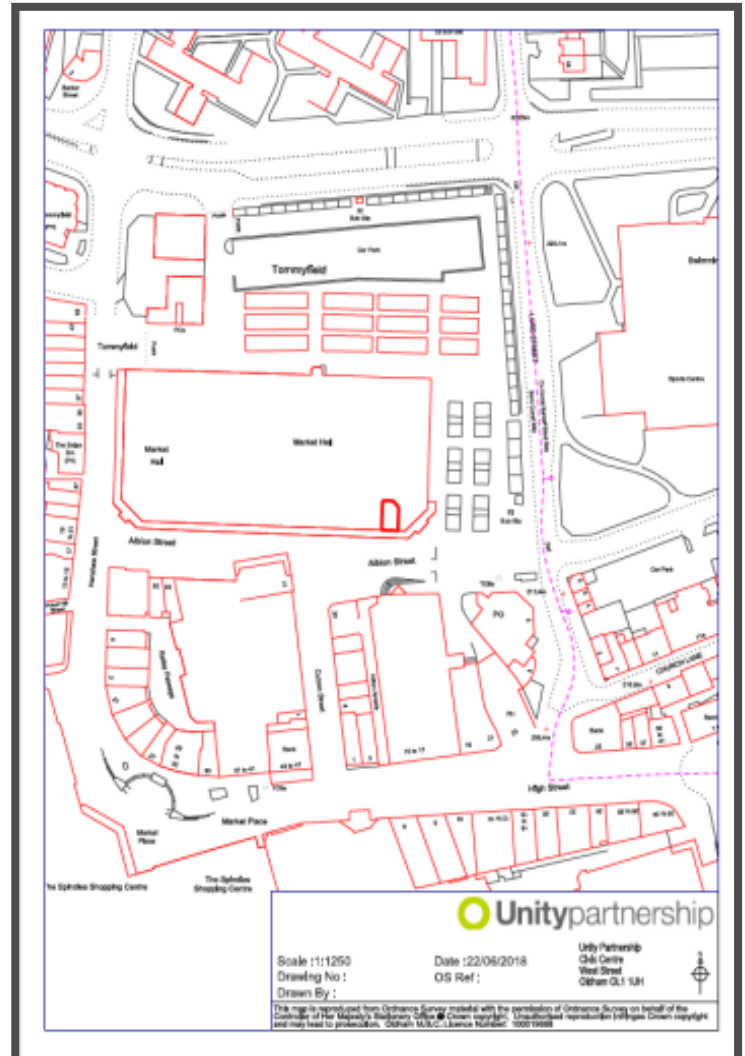
Less energy efficient

63 This is how energy efficient the building is.

Technical Information

Benchmarks

Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m²): 93 Assessment Level: 3 Building emission rate (kgCO₂/m² per year): 83.03 Primary energy use (kWh/m² per year): 491.14	Buildings similar to this one could have ratings as follows: <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="background-color: green; color: white; padding: 2px 5px; font-weight: bold; font-size: 18px;">22</div> <div style="margin-left: 5px;">If newly built</div> </div> <div style="display: flex; align-items: center;"> <div style="background-color: green; color: white; padding: 2px 5px; font-weight: bold; font-size: 18px;">65</div> <div style="margin-left: 5px;">If typical of the existing stock</div> </div>
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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: Unit 1, Albion Street, Oldham, 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: John.Wasp@Unitypartnership.com