

# TO LET

**UNIT 11, ALBION STREET, OLDHAM, OL1  
3BB**

**GF: 50M<sup>2</sup> (538 Sq. Ft.) FF: 37M<sup>2</sup> (398 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 – 538 sq. ft. (50m<sup>2</sup>) approx.

First Floor – 398 sq. ft. (37m<sup>2</sup>) 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 £18,000 per annum. 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) 7704105.

### **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) 7706677 for further information.

### **Business and Investment Team**

Contact us for advice, guidance and support in setting up or growing your business.

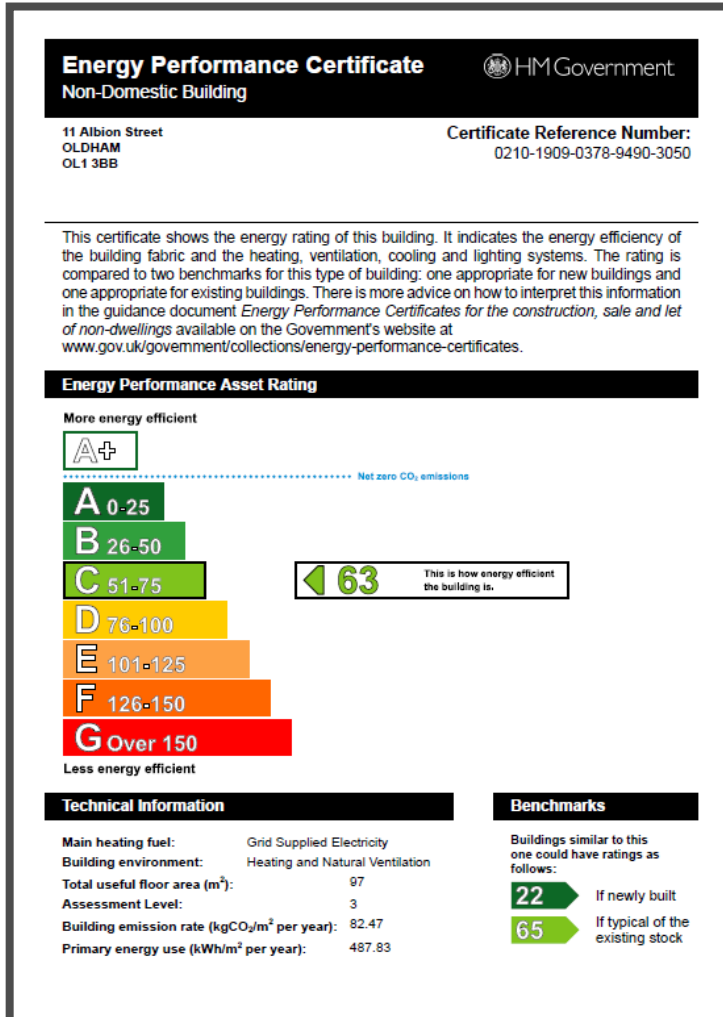
Telephone: **0161 770 2077**

Email: [invest@oldham.gov.uk](mailto:invest@oldham.gov.uk)

Website: [www.investinoldham.com](http://www.investinoldham.com)

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

## Site Location Plan – 11 Albion Street



**Application For Lease**

**Property Address: Unit 11, 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:** .....

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Please return the completed form to:

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

Or by email to: [John.Wasp@Unitypartnership.com](mailto:John.Wasp@Unitypartnership.com)