

# TO LET

**UNIT 18, HENSHAW STREET, OL1 1NJ**  
Approximately - 33M<sup>2</sup> (355 Sq. Ft)



- Adjacent to Tommyfield Market Hall.
- Rear entrance from the Market Hall.
- Located in Oldham Town Centre.
- Suitable for a variety of uses.

### **Location**

A short distance from the Spindles and Town Square shopping centres. The Town Centre features a variety of National retailers, such as Debenhams, Boots and Primark, as well as many smaller and local businesses.

### **Description**

The property benefits from a dual shop front, having access from the Market Hall, as well as externally from Henshaw Street.

A rectangular shaped unit measuring 7.26m x 4.54m with large plate glass windows to Henshaw Street and the Tommyfield Market Hall.

### **Accommodation**

Total – 33M<sup>2</sup> (355 Sq. Ft.) approx.

Water but no WC.

### **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**

An EPC is not required on this property.

### **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.

### **Rent**

Offers in excess of £10,500 are invited. This is exclusive of Non Domestic Rates, Service Charge and VAT.

### **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 the commencement of the lease. The notice period is 3 months.

### **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 = £8,900

Rateable Value x Business Rates Multiplier =  
Business Rates Payable

£8,900 x 0.48p = £4,272 Business Rates  
Payable Approximately.

Please contact Oldham Council Non-Domestic Rates on (0161) 7706677 for further information.

### **Business and Investment Team**

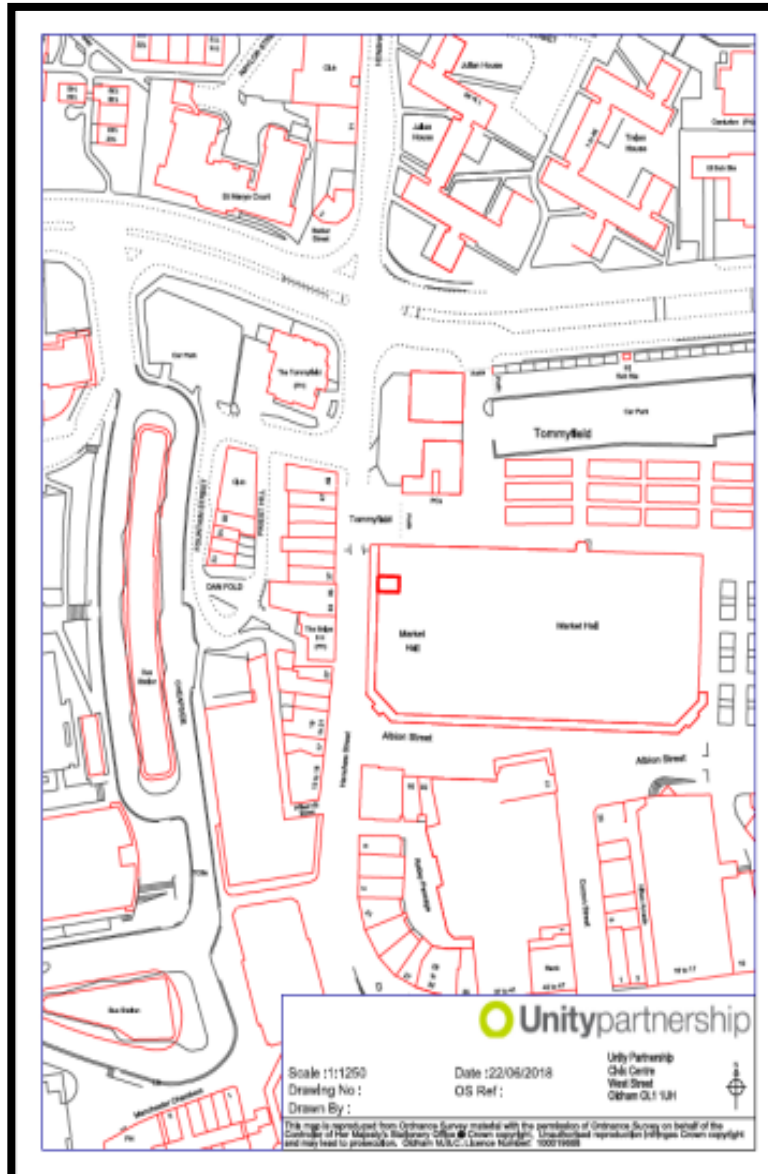
Contact us for advice, guidance and support in setting up or growing your business.

Telephone: **0161 770 2077**

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

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

## Site Location Plan



**For more information about this property, please contact:**

**John Wasp**

**Telephone: 0161 770 1979**

**Email: [John.Wasp@unitypartnership.com](mailto:John.Wasp@unitypartnership.com)**

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**Application for Lease**

**Property Address: Unit 18 Henshaw 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)