

TO LET

UNIT 3 MANCHESTER CHAMBERS OLDHAM, OL1 1LF



- ❖ Adjacent to Spindles Shopping Centre
- ❖ Located at the front of Manchester Chambers
- ❖ Close to the Central Bus Stations
- ❖ Suitable for a variety of uses

Location

The Unit is situated at the front of the building, and also has access from the Manchester Chambers Arcade to the rear.

To maintain a variety of trades within Manchester Chambers, 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.

Description

Close to a main entrance into the Spindles shopping centre, the Shop Unit is located on the frontage of 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.

Accommodation

Ground Floor – 290 sq. ft. (26.9m²) approx.

First Floor – 690 sq. ft. (64m²) approx.

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.

Rent

£10,000 per annum plus VAT.

The quoted rental is exclusive of Non-Domestic Rates, Service Charge and other outgoings.

Service Charge

The Service Charge includes Management fee, Buildings Insurance, Repair and Maintenance of the Common Parts, Electricity supply for the Common Parts, Security and Fire 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.

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

The Rates payable figure for 2019/20 is approximately £3,900 per annum.


Please contact Oldham Council Non-Domestic Rates on (0161) 770 6677 for further information.

EPC – Rating D (76)

Site Plan

Energy Performance Certificate

Non-Domestic Building



3, Manchester Chambers
OLDHAM
OL1 1LF

Certificate Reference Number:
0190-0138-4239-2991-1006

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

Less energy efficient

76

This is how energy efficient the building is.

..... Net zero CO₂ emissions

Technical Information

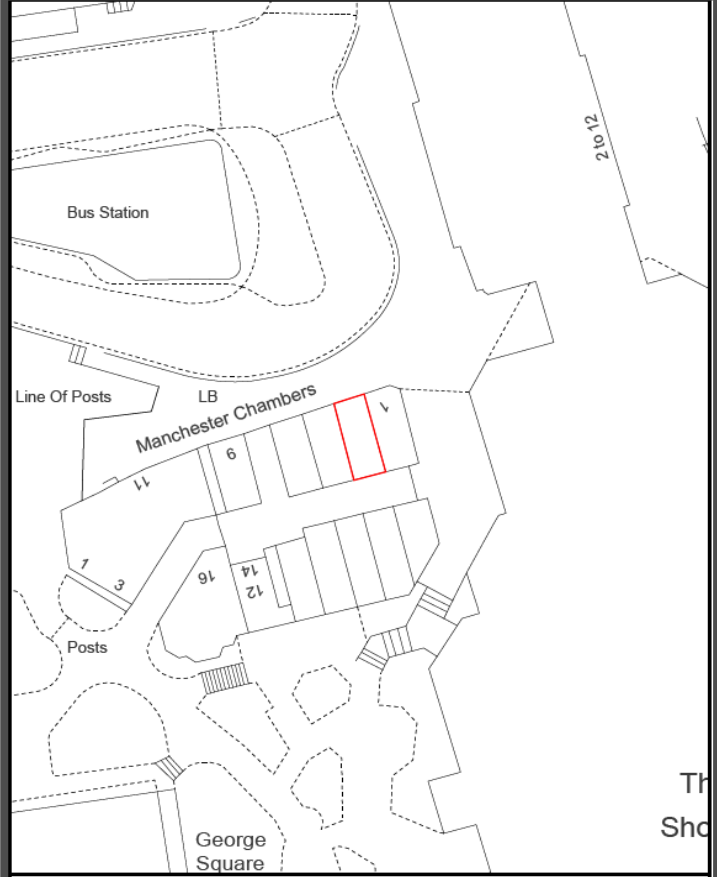
Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	95
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	127.7
Primary energy use (kWh/m ² per year):	755.37


Benchmarks

Buildings similar to this one could have ratings as follows:

22	If newly built
64	If typical of the existing stock

Unit 3 Manchester Chambers
Creator: MJ





Production Date: 8th October 2019

Scale 1:500 when printed at A4

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For more information about this property, please contact:

Peter Jones

Telephone: 0161 770 5697

Email: Peter.Jones@unitypartnership.com

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Application for Lease

Property Address: Unit 3 Manchester Chambers, Oldham, OL1 1LF

Intended use of premises:

.....

Yearly rent offered: £.....

Full name (including trade name if applicable)

.....

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: Peter.Jones@Unitypartnership.com