



# TO LET

59 MANCHESTER ROAD, OLDHAM  
OL8 4LN



- Frontage onto Manchester Road.
- Roller shutters on the front and rear doors.
- Suitable for a variety of uses.
- Great local transport links.
- Close to the M60 and M62 motorways.

### **Location**

The property is just set back off Manchester Road (A62) and is within a short driving distance of Oldham Town Centre. The parade is situated close to public transport links and is a short drive from the M60 and M62 motorways.

### **Description**

The retail unit is located on a retail parade with a frontage onto the busy Manchester Road. It is in a mixed commercial and residential area with a rear entrance and parking and loading via May Street.

### **Accommodation**

The unit is approximately 50.6 sqm.

### **Planning**

The incoming tenant is responsible for ensuring the relevant planning permission is in place for their proposed use.

Oldham Council Planning – 0161 770 4105

### **Proposed Lease & Rent Terms**

£6,000 per annum.

A proposed lease term of 6 years with a rent review in the third year at open market value.

### **Legal Costs / Surveyors Fees**

Professional Fees £750 plus VAT.

The incoming tenant is responsible for the cost of the professional fees incurred during the transaction.

### **Business Rates**

Rateable Value - £5,200

Small Rates Multiplier (2019/20) – 49.1p

Rates Payable - £2,553.20

### **EPC**

The property's rating is G (158)

Works are to be carried out and a new EPC is to be commissioned.

## EPC – This property’s rating is G (158)

## Site Location Plan

### Energy Performance Certificate

Non-Domestic Building



59 Manchester Road  
OLDHAM  
OL8 4LN

**Certificate Reference Number:**  
9190-3022-0829-0790-0595

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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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 158

This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	58
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	207.28
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:

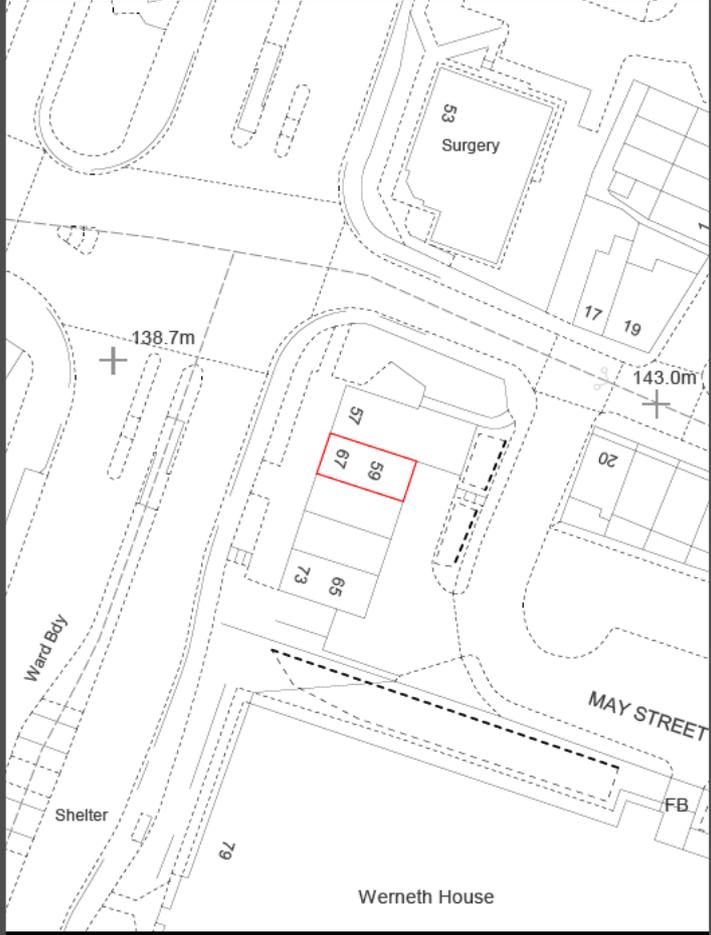
37

If newly built

99

If typical of the existing stock

59 Manchester Road
Creator: MJ





Production Date: 17<sup>th</sup> October 2019

Scale 1:500 when printed at A4

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For more information about this property, please contact:

**Andy Kent**

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Email: [Andy.Kent@unitypartnership.com](mailto:Andy.Kent@unitypartnership.com)

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**Application for Lease**

**Property Address: 59 Manchester Road, Oldham, OL8 4LN**

**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: [Andy.Kent@unitypartnership.com](mailto:Andy.Kent@unitypartnership.com)