

TO LET

336 ASHTON ROAD, OLDHAM, OL8 3ED



- Frontage onto Ashton Road.
- Close to Oldham Town Centre.
- Suitable for a variety of uses.
- Located on a prominent shopping parade.

Location

336 Ashton Road is situated on a prominent shopping parade. The property benefits from fronting the A627, a direct road connecting Oldham Town Centre and Ashton. Junction 22 of the M60 is approximately 2.2KM from the property.

Description

Fronting onto Ashton Road, the premises comprise a traditional brick built, mid terrace property with a pitched slate roof.

Accommodation

The unit comprises two levels of accommodation. The ground level offers approximately 45.1 sq. (485 sq. ft) of space, including retail space, storage and a kitchen area.

The first floor is approximately 33.6 sq. m (362 sq. ft) and is currently configured as office/storage space.

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.

Insurance Rent

An insurance rent will be payable.

Proposed Lease Terms

Rental offers in excess of £7,000 per annum.

Legal Costs / Surveyors Fees

Professional Fees £750 plus VAT.

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

Business Rates

Rateable Value - £3050

Rateable Value x Business Rates Multiplier (19/20) = Business Rates Payable

£ x 0.49p = £ Approx. business rates payable

Your business may be eligible for small business rates relief. To find out more contact Oldham Council on 0161 770 6677 or at business.rates@oldham.gov.uk

336 Ashton Road - EPC – C (63)

336 Ashton Road - Location Plan

Energy Performance Certificate
 Non-Domestic Building

336 Ashton Road
 OLDHAM
 OL8 3ED

Certificate Reference Number:
 9389-3042-0171-0000-2325

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

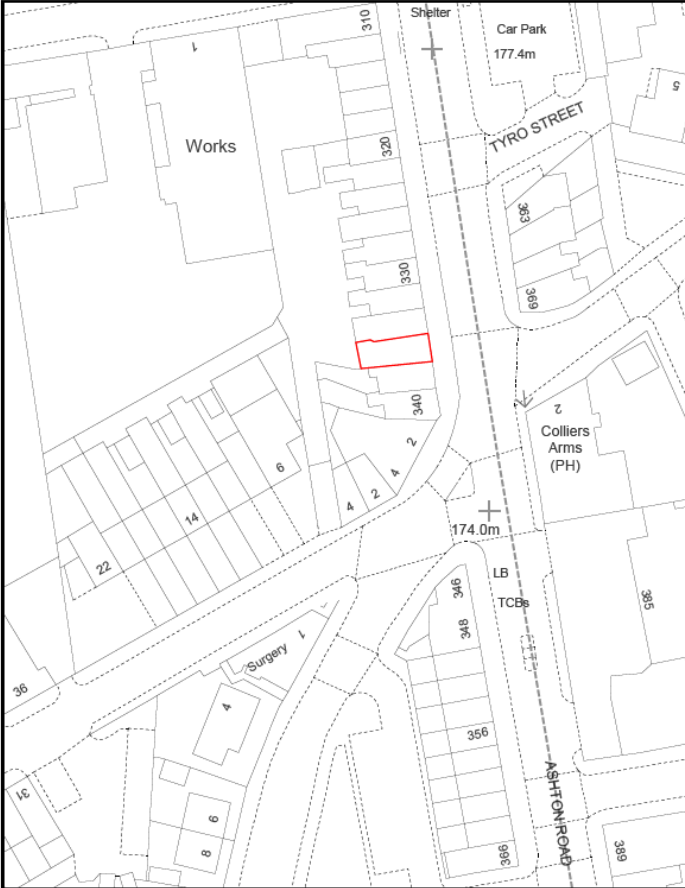
63 This is how energy efficient the building is.


Technical Information

Benchmarks


Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	26 If newly built
Total useful floor area (m ²): 95	70 If typical of the existing stock
Assessment Level: 3	
Building emission rate (kgCO ₂ /m ² per year): 71.48	
Primary energy use (kWh/m ² per year): Not available	

336 Ashton Road
Creator: HWD





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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: 336 Ashton Road, Oldham OL8 3ED

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