

TO LET

UNIT 18, HENSHAW STREET, OL1 1NJ
Approximately - 33M² (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 – 33M² (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 term will run until 2023 and the Landlord's break will be at any time after 31.12.2023 and is subject to a minimum of 6-months' written notice.

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) 770 6677 for further information.

Business and Investment Team

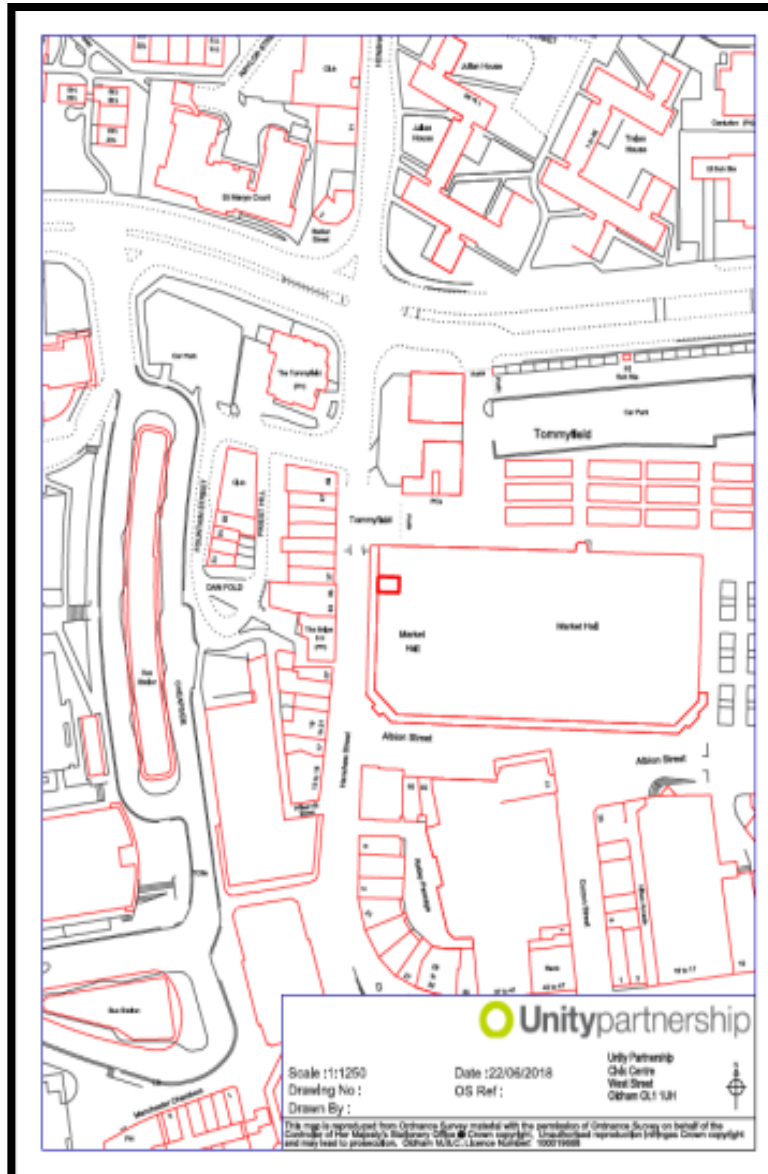
Contact us for advice, guidance and support in setting up or growing your business.

Telephone: **0161 770 2077**

Email: invest@oldham.gov.uk

Website: 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

Misrepresentation Act: In relation to The Misrepresentation Act 1967, Unity Partnership for themselves, the lessors and the vendors give notice that: (i) This set of particulars is set out as guidance for the intending purchaser/tenant, licensee or third parties do not constitute any part of an offer or a contract. (ii) All statements in these particulars are made without the responsibility of Unity Partnership. We cannot guarantee or warrant the accuracy, completeness, factual correctness or reliability of any information that has been gained from third parties (this includes inaccuracies or typographical errors). (iii) While the descriptions, dimensions and other statements given in these particulars are believed to be correct by Unity Partnership, none of the statements contained herein may be relied on as a statement or representation of fact. (iv) Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. (v) The property is offered subject to contract and to still being available at the time of enquiry and no responsibility can be accepted by Unity Partnership for any expense incurred. (vi) Unless stated otherwise, all prices and rents are quoted exclusive of VAT.

Application for Lease

Property Address: Unit 18 Henshaw Street, Oldham, OL1 1NJ

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:

.....

.....

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):

.....
.....

Previous business experience:

.....
.....

Address of commercial property occupied in the last 5 years:

.....
.....

Research undertaken to ensure the premises are suitable for your use:

.....
.....

Any other information to support your application:

.....
.....

Signed: **Date:**

Please return the completed form to:

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

Or by email to: John.Wasp@Unitypartnership.com