

TO LET

COALSHAW GREEN PARK CAFE

Approximately – 46.5M² (500 Sq. Ft)



- Well maintained park.
- Community orientated area.
- Fitted stainless steel kitchen.
- Close to the local Metrolink tram stop.



Location

Coalshaw Green Park café is located off Coalshaw Green Road in Chadderton. The park itself is a very community orientated park which is very popular with the locals. South Chadderton Metrolink Stop is very close by; access to this may bring in more custom from passers-by.

The park is always well maintained, with things happening very regularly. Over the school holidays there are lots of activities which are taking place for both parents and children. The nearby bowling green is very popular with the local community, with events happening quite regularly.

Description

- Fitted stainless steel kitchen facilities.
- Separate toilet facilities around the back of the building, including disabled facilities.

Accommodation

Approximately 46.5M² (500 Sq. Ft)

Rent

Rent terms are flexible and can be discussed further at a later date.

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

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

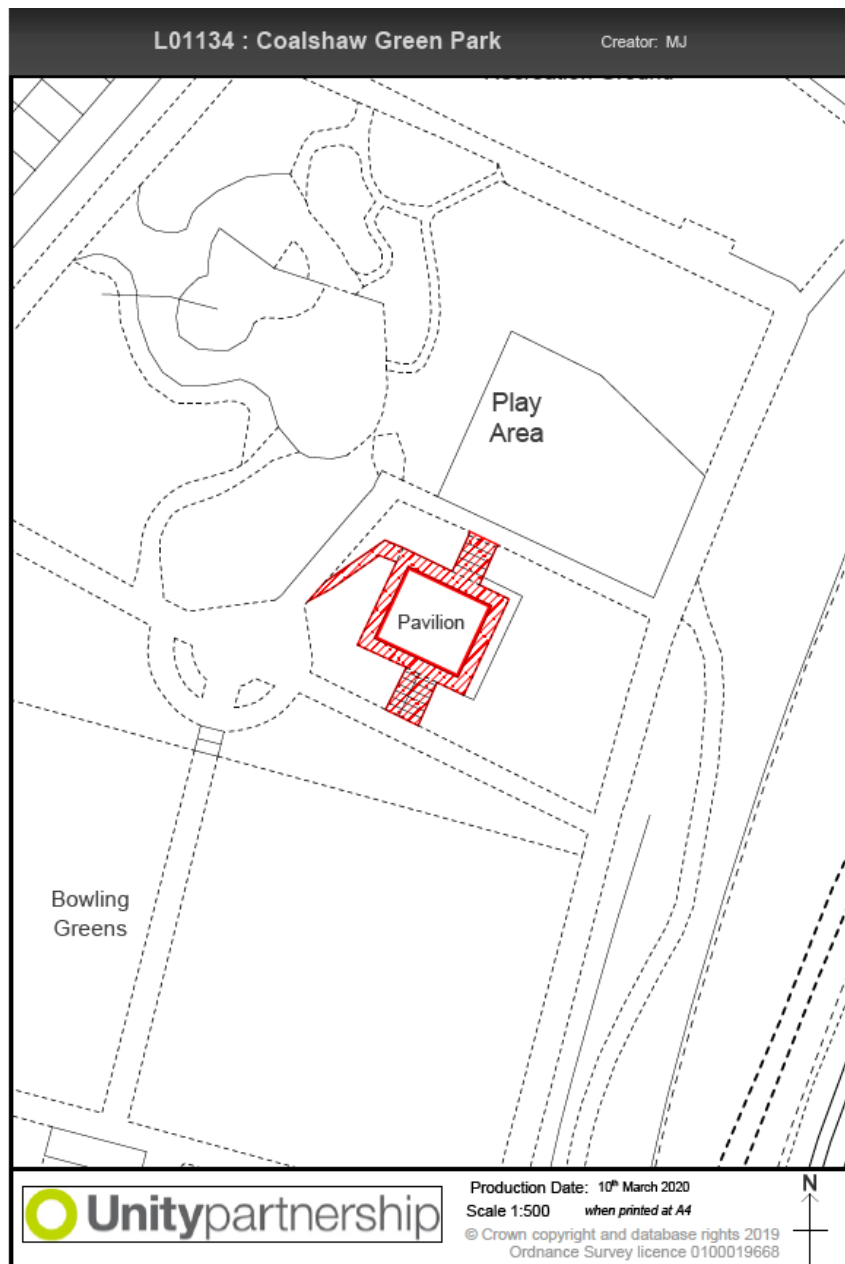
EPC

EPC is not required for this property.

Service Charge

Contribution to building insurance and statutory testing requirements will be required.





For more information about this property, please contact:

Keira Doran

Email: Keira.Doran@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: Coalshaw Green Park Café, Coalshaw Green Road, Chadderton, OL9 8JR

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:

Keira.Doran@Unitypartnership.com