

TO LET

UNIT 6 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 in the covered Arcade adjacent to the West Street entrance to the Spindles Shopping Centre

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.

Accommodation

Ground Floor – 46.1m²

First Floor – 23.3m²

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

£4,500 per annum plus VAT. 3-year lease to be outside the Act.

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

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

EPC – Unit 6 Manchester Chambers

Energy performance certificate (EPC)

6 Manchester Chambers OLDHAM OL1 1LF	Energy rating C
Valid until 4 March 2024	Certificate number 0560-0934-0739-8807-0006

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/624018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/624018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.

For more information about this property, please contact:

Peter Jones

Telephone: 0161 770 5697

Email: Peter.Jones@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 6, Manchester Chambers, Oldham, OL1 1LF

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:**

Please return the completed form to Peter.Jones@Unitypartnership.com