

TO LET

53 CEDAR CRESCENT
OLDHAM, OL9 0DW



- ❖ Suitable for a variety of uses.
- ❖ Approximately 722 sq. ft of retail accommodation.

Location

The property is located on Cedar Crescent, approximately 2km North West of Oldham Town Centre. The immediate surrounding area is predominantly residential. The parade benefits from being situated close to public transport links, including local bus routes.

Description

The property is a ground floor retail unit, situated within a two-storey building. The neighbouring commercial property is currently used as a convenience store. There is a parking bay at the front of the property.

Accommodation

The whole internal floor dimensions are approximately 12.2 metres deep by 5.5 metres wide.

To the rear of the property there are W/C facilities, a small kitchen area, rear entrance and a storage room.

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

Rental offers in excess of £4,000 per annum,

Minimum lease term of 3 years. Longer terms are negotiable, subject to open market rent reviews every 3 years.

Legal Costs / Surveyors Fees

Professional Fees approximately £600 plus VAT.

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

Business Rates

Rateable Value - £3,410

Small Rates Multiplier (2019/20) – 49.9p

Rates Payable - £1,697

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

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.

EPC – 53 Cedar Crescent

Energy performance certificate (EPC)

53 Cedar Crescent Chadderton OLDHAM OL9 0DW	Energy rating D	Valid until: 14 August 2027 Certificate number: 0991-9184-4630-5900-2303
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Property type A1/A2 Retail and Financial/Professional services

Total floor area 70 square metres

Rules on letting this property

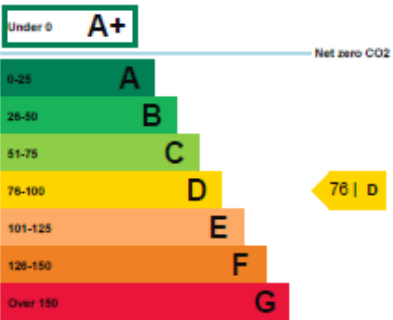
Properties can be let if they have an energy rating from A+ to E.

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.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 25 | A

If typical of the existing stock 73 | C

For more information about this property, please contact:

Keira Doran

Telephone: 0161 770 6550

Email: keira.doran@unitypartnership.com

Application for Lease

Property Address: 53 Cedar Crescent, Oldham OL9 0DW

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 Keira.Doran@unitypartnership.com