

TO LET

Marlborough Street Community Centre Marlborough Street, Oldham, OL4 1EG



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- 2 Separate Offices with toilet access.
 - Local transport links available.
 - Approximately 988 sq. ft (91.8 sqm)
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Location

Marlborough Street is off Waterloo street. Public transport (buses) are available to and from Waterloo Street – 408, 410, 411.

Description

The premises comprise two separate offices with toilets located off the main ground floor lobby forming part of the Marlborough Street Community Centre a substantial 2 storey brick building which also benefits from extensive car parking.

Accommodation

Approximately 988 sq. ft (91.8 sqm)

Service Charge

The Service Charge includes Management fee, Buildings Insurance, Repair and Maintenance of the Common Parts, fire alarms, water quality and legionella checks, security, boiler service, emergency lighting, and Electricity supply for the Common Parts

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.

Proposed Lease Terms

The accommodation is available on flexible rent and lease terms.

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

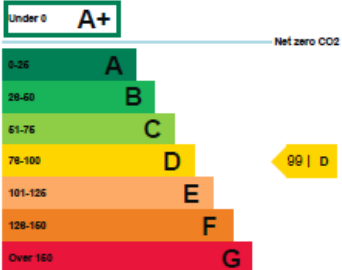
Rateable Value - £7,200

Rateable Value x Business Rates Multiplier
(21/22) = Business Rates Payable

£ x 0.49p = £3,528 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

Marlborough Street Community Centre EPC – Rating - D

Energy performance certificate (EPC)		
MARLBOROUGH STREET COMMUNITY CENTRE MARLBOROUGH STREET OLDHAM OL4 1EG	Energy rating D	Valid until: 27 July 2031 Certificate number: 2412-3413-0092-7006-8025
Property type	D1 Non-residential Institutions - Community/Day Centre	
Total floor area	1480 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		Properties are also given a score. The larger the number, the more carbon dioxide (CO ₂) your property is likely to emit.
This property's current energy rating is D.		
		How this property compares to others
		Properties similar to this one could have ratings:
		If newly built 26 B
		If typical of the existing stock 76 D
Properties are given a rating from A+ (most efficient) to G (least efficient).		

For more information about this property, please contact:

Ken Anderson

Telephone: 07971 655268

Email: Ken.Anderson@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: Marlborough Street Community Centre, Oldham, OL4 1EG

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:

Ken.Anderson@unitypartnership.com