Subject to VP

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TO LET Retail Unit 716 sq.ft (66.5 sq.m)

24 Market Square, Oldham, Greater Manchester OL2 5QD

Free car parking Anchored by Co-operative Food Store and Boyes







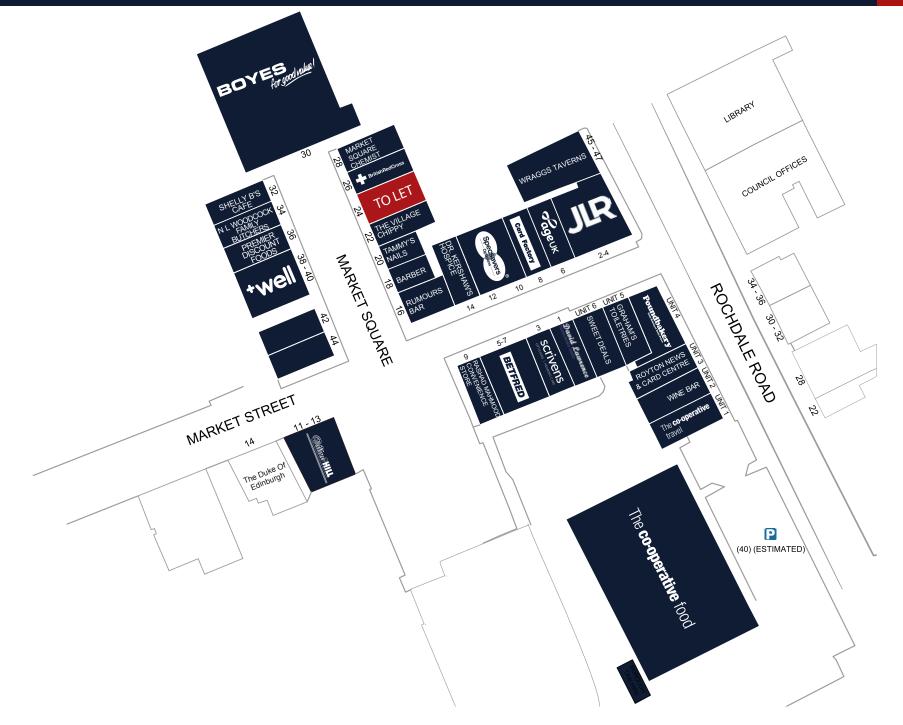
RUMOL

HOUSE

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AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	716	66.5
TOTAL	716	66.5

RENT

£15,000 per annum plus VAT.

BUSINESS RATES

We understand that the property has a Rateable Value of \pounds 14,000. Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

SERVICE CHARGE & INSURANCE

The landlord insures the property and recovers the premium from the tenant. A service charge is levied in respect of the maintenance and repair of the common areas – the current charge is £1,689.02 plus VAT.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

E:117. Further information available upon request.

PLANNING

We understand that the property has planning permission for Class E use. It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the Local Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

DESCRIPTION

The subject unit is planned on ground floor only and occupies a prominent position in Market Square.



LOCATION

Royton is a suburb of Oldham located approximately 8 miles north east of Manchester City Centre Neighbouring towns of Oldham and Shaw are within close proximity.

The main A571 Rochdale Road runs through the centre of the town forming the main street before continuing northwards to Rochdale. The M62 runs to the north and is accessed via the A663 at junctions 21 and 20 via the A627 (M) from Royton.

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 0295002) the registered office of which is at LCP House, Pensent Estate, Kingswindord, West Mildands DYG TNA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we use to insult." Mist these particulars are believed to be correct to guarantee or warranty is give, on implied therein, and o they form any part of a contract. [We do use to sto ensure and up in contract and up or any inaccurate information, nead to up form any part of a contract. [We do use to sto ensure and up in accurate and up to date or warranty is give, on implied therein, and to they form any part of a contract. [We do use to sto ensure and up to date or complete. We accept to liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of futatistical] Information and there will inevitably be errors in it]. Intending purchasers or tensatis should not rely on the particulars in this brochure as statements of no liability for the information give and event shall we be liable to you for any direct or indirect or consequential loss, loss of profits accurate information and advice is taken on all documentation before entering into a contract. [We do ware excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. [We do doed of Fractice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed correyancer before agreeing or signing a business tenners. Streedium / Lorge privacy velocited as that apply to your personal information are at www.lcpproperty. The orde of Fractice on the output the veebsite https://www.ics.org//sicolias/alla/sics.erg/ad-orde-lassing-



Strictly via prior appointment with the appointed agent:

Richard Webster

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VIEWING





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