

Subject to VP



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

LCP.
part of MCore

01384
400123

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24 Market Square, Oldham, Greater Manchester OL2 5QD

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 £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.

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VIEWING

Strictly via prior appointment with the appointed agent:



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