

# TO LET

Unit 5

1,207 sq.ft

(112.1 sq.m)



SUBJECT TO VP

**M**

**UNIT 5**

Royton Square,  
Market Square, Oldham,  
Lancashire, OL2 5QD

Occupiers Include

**scrivens**

**ageUK**

**Specsavers**

**+well**

**co op**



# ROYTON SQUARE

## UNIT 5

### LOCATION

Royton is a suburb of Oldham, approximately 8 miles north east of Manchester City Centre with the neighbouring towns of Chadderton, Oldham and Shaw in close proximity. The town benefits from excellent communication links to Manchester city centre via the A627M/A663 & the M62 motorway provides direct access to the wider Greater Manchester conurbation and beyond.

### DESCRIPTION

The unit is located in a prominent pedestrianised position at the junction of Market Street and Market Square in the heart of Royton, adjacent to Betfred, opposite Specsavers and close to both Co-op and Lidl food stores.

- Popular weekly market held in Market Square
- Generous free shopper parking
- Other tenants include Card Factory, Hays Travel, Well Pharmacy, William Hill, Scrivens Opticians and Pound Bakery

### UNIT SIZE

Total Area: 1,207 sq.ft (112.1 sq.m).

### RENT

£18,150 per annum exclusive of VAT, service charge, business rates & insurance.

### RATEABLE VALUE

TBC Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £1,414.85 + VAT.

Insurance: £533.26 + VAT.

### ENERGY PERFORMANCE

D:86. Further information available upon request.

### PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

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



33

Retail Units On-Site



59,828 sq.ft

Total Area



What Three Words  
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# ROYTON SQUARE

## SITE PLAN



**Rakesh Joshi**

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07741 385322

RJoshi@lcpproperties.co.uk

### Viewing

Strictly via prior appointment  
with the appointed agents:



**NEWS WEBSTER**  
PROPERTY CONSULTANTS

**Richard Webster**

07739 680472

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**Matthew Webster**

07565 876686

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