

TO LET



294 – 296 Rochdale Road, Oldham

Double Retail / Office Unit, Oldham OL1 2HF

- Located on a busy arterial route into Oldham with a frontage to Rochdale Road
- Within a largely residential area
- Roller Shutters protecting shop front
- Located close to public transport links including local bus routes,
- Ideally located for motorway access
- Suitable for a variety of uses



Description:

The subject property is located approximately 0.7 miles north of Oldham Town Centre, situated within a busy retail parade of 4 units with current occupants being a hot food takeaway and fish and chip shop.

Fronting Rochdale Road and bounded to the west by Bradford Street and to the north by Crompton Street, it is situated within a largely residential area, being ideally located to benefit from passing vehicle and foot traffic.

The parade benefits from being situated close to public transport links, including local bus routes to Oldham Town Centre, and onto Manchester while it is a short drive to the M60 and M62 motorways.

The unit has a 'double shop front' protected by a roller shutter, within consisting of a large retail area to the front, store area, WC and kitchen to the rear.

Accommodation:

Ground floor – 120sqm (1,292sqft approx.)

Rent:

£10,000.00 per annum, exclusive of Non-Domestic Rates. One month's rent is payable upon completion.

Rent Bond:

A bond of one month's rent will be required upon completion.

Proposed Terms:

A minimum lease term of 3 years or multiples thereof, with rent reviews every three years.

Business Rates

The rateable value for the property is £11,500.00.

The rates payable are £5,570.00 approximately.

Please contact Oldham Council Non-Domestic Rates on (0161) 770 6677 for further information and to find out if you would be entitled to rates relief.

Planning:

The incoming tenant is responsible for ensuring the relevant planning permission is in place for their proposed use. Please contact Oldham Council Planning on (0161) 770 4105.

Legal Costs / Surveyor Fees

The incoming tenant is to be responsible for Surveyors and Legal fees incurred during the course of the transaction.

EPC Rating:

The Energy Performance Asset Rating is: **D (94)**

For more information please contact:

Matthew Mills

Telephone: 0161 770 1988
Mobile: 0782 447 6224
Email: Matthew.Mills@unitypartnership.com

Location Plan



EPC

Energy Performance Certificate HM Government
Non-Domestic Building

294-296 Rochdale Road
 OLDHAM
 OL1 2HF

Certificate Reference Number:
 0000-0230-7730-4000-8003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+
 A 0-25
 B 26-50
 C 51-75
D 76-100 ← 94 This is how energy efficient the building is.
 E 101-125
 F 126-150
 G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 131
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 96.41

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built
 80 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 128 1234.

Misrepresentation Act: Unity Partnership, for themselves or the lessors or vendors of this property, for whom they act, give notice that: 1. These particulars are set out as guidance for the intending purchaser or tenant, and do not constitute any part of an offer or a contract. 2. All statements made in these particulars are made without the responsibility of Unity Partnership, or the vendors or lessors of the property. 3. While all descriptions, dimensions and other statements given in these particulars are believed to be correct and are given in good faith by Unity Partnership, or the vendors or lessees of the property, none of the statements contained herein may be relied upon as a statement or representation of fact. 4. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise of the correctness of any statement contained in these particulars. 5. The vendor or lessor does not make or give, and neither Unity Partnership nor any employee of Unity Partnership has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. 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, or the vendors or lessors of the property for any expense incurred.

APPLICATION FOR LEASE

294 – 296 Rochdale Road, Oldham, OL1 2HF

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, IE. RECENT UTILITY BILL**
- BANK REFERENCE (SHOWING EVIDENCE THAT YOUR BANK IS AWARE OF THE FINANCIAL COMMITMENT IF SUCCESSFUL)**
- PROOF OF FUNDS, IE. BANK STATEMENT SHOWING ABILITY TO PAY A BOND OF 1 MONTHS RENT, AND AN ADDITIONAL MONTHS RENT ON COMPLETION**
- 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:

MATTHEW MILLS, UNITY PARTNERSHIP, HENSHAW HOUSE, OLDHAM, OL1 1NY

OR

BY EMAIL TO MATTHEW.MILLS@UNITYPARTNERSHIP.COM

IF YOU HAVE ANY QUERIES PLEASE CONTACT MATTHEW MILLS ON 0161 770 1988