

# TO LET



## Unit 1, Albion Street, Oldham

Retail unit, on the perimeter of Tommyfield Market Hall, Oldham OL1 3BB

- Located in a busy Town Centre position
- On the perimeter to the Tommyfield Market Hall
- Suitable for a variety of uses
- Canopied frontage to Albion Street
- Rear entrance from the Market Hall

### Description:

A short distance from the Spindles and Town Square shopping centres, this retail unit is located on the perimeter of the long established Tommyfield Market Hall, within the main shopping district of Oldham Town Centre.

The Town Centre features a variety of National retailers, such as Debenhams, Next and Sports Direct, as well as many smaller and local businesses.

The unit benefits from a 'dual shop front', having access from the Market Hall, as well as externally from Albion Street.

To maintain a variety of trades on the Albion Street frontage of the Market Hall, retail uses or services which are not already represented will be particularly encouraged. Full details of any proposed use must be made available at an early stage to determine its suitability.



### Accommodation:

Ground Floor – 480sq ft (45m<sup>2</sup>) approx

First Floor – 350 sq ft (32.5m<sup>2</sup>) approx

First Floor W.C.

### Rent:

£22,000 per annum, exclusive of Non-Domestic Rates, Service Charge and VAT.

### Service Charge:

The Service Charge includes Buildings Insurance, Water, Repair and Maintenance of the Common Parts, Electricity supply for the Common Parts and Fire Sprinkler Systems.

## Proposed Terms:

A minimum lease term of 3 years or multiples thereof with three yearly rent reviews is offered.

## Business Rates:

Rateable Value: £23,750

Rates payable: £11,710 approx.

## 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) 7704105.

Please contact Oldham Council Non-Domestic Rates on (0161) 7706677 for further information and to find out if you would be entitled to rates relief.

## Legal Costs / Surveyors Fees:

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

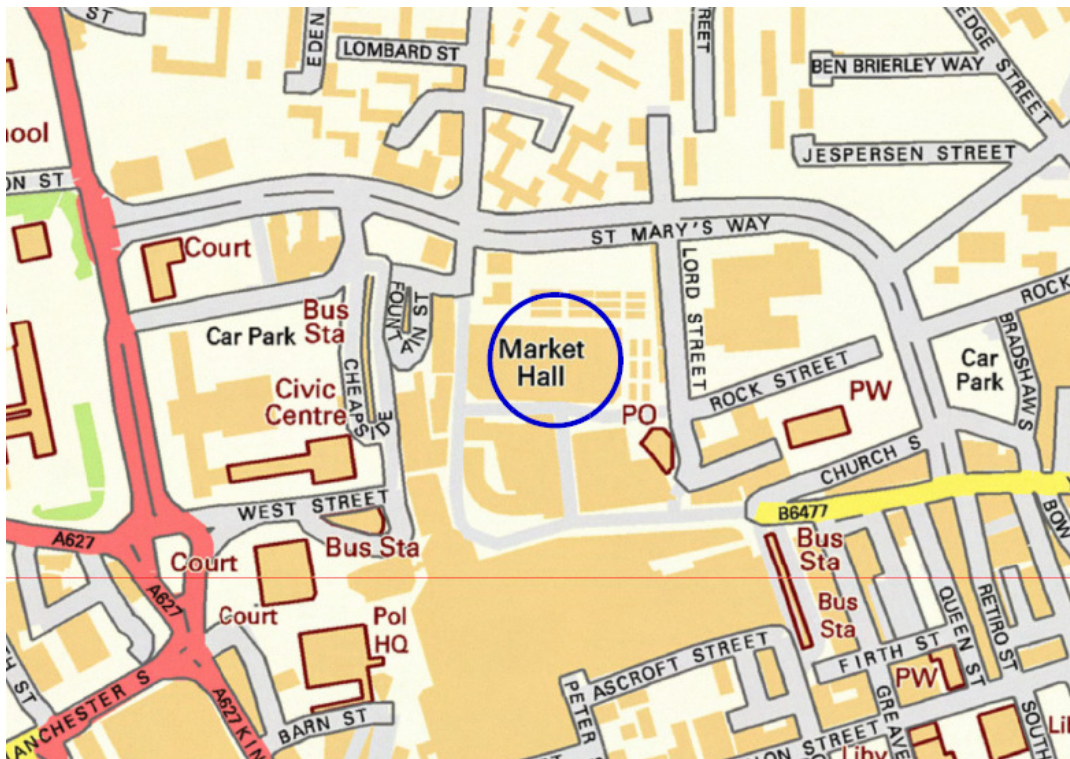
## For more information please contact:

**Kevin Kelly**

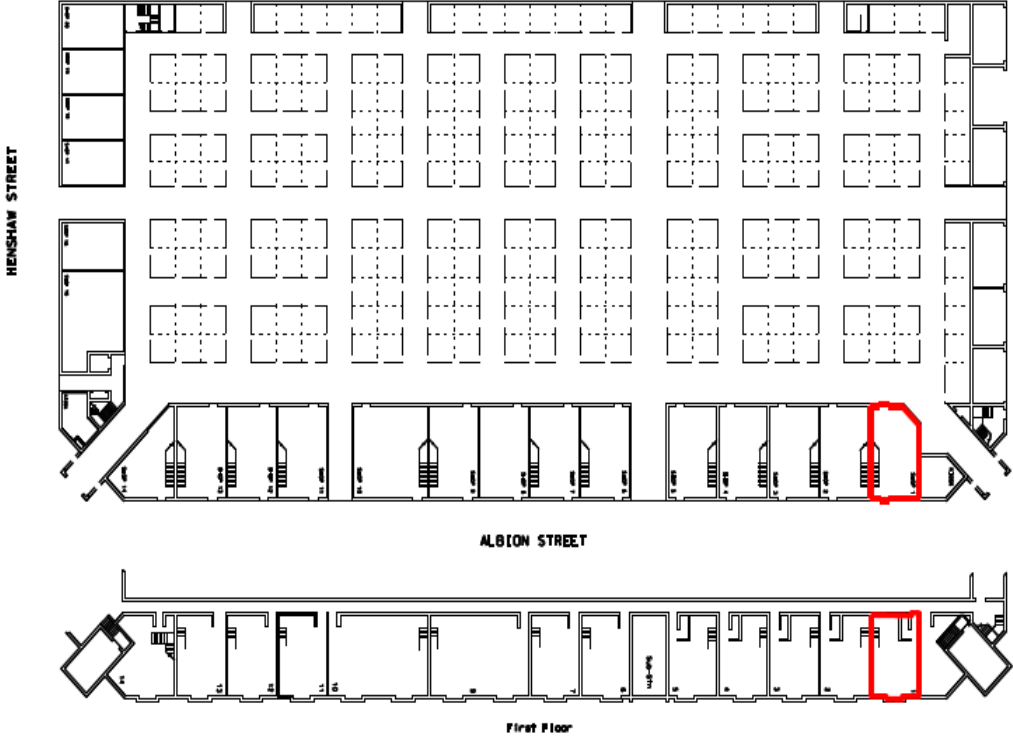
**T: 0161 770 4532**

**kevin.kelly@unitypartnership.com**

## Location Plan:



**Market layout plan:**



**PROPERTY ESTATES**

**APPLICATION FOR LEASE OF PREMISES**

**PROPERTY ADDRESS:**

**FULL NAME** (INCLUDING TRADE NAME IF APPLICABLE)

.....  
.....

**ADDRESS:** .....

.....  
.....**POSTCODE:** .....

**TELEPHONE No**.....

**MOBILE No**.....

Date of Birth/ Director's Date of Birth:.....

Company Secretary Date of Birth:.....

**NAME & ADDRESS OF BANK/BUILDING SOCIETY**

(To whom a reference application may be made)

.....  
.....

NAME & ADDRESS OF TWO TRADE PERSONS:

(To whom a reference application may be made)

A. .... B. ....  
.....  
.....  
.....

NAME & ADDRESS OF SOLICITOR (If applicable) .....  
.....  
.....

INTENDED USE OF PREMISES:.....  
.....  
.....

YEARLY RENTAL SUM OFFERED: £.....

RENT FREE PERIOD REQUESTED:.....

SIGNED ..... DATE.....

**PROPERTY ESTATES**

**APPLICATION FOR LEASE OF PREMISES**

Please provide additional information to support your application to take a lease of Council owned property, including:-

Previous business experience:.....  
.....  
.....

Existing business interest:.....  
.....  
.....

Details of research undertaken to ensure the premises are suitable for your intended use:.....  
.....  
.....

Additional information:-

No. of jobs to be created:.....

Details of any grant assistance obtained:.....  
.....  
.....

Any other background information in support of your application:

.....  
.....  
.....

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.