



Units 1 & 2 Gatehead Mill, Delph New Road, Oldham, OL3 5DB



- Workshop/Warehouse Units
- Unit 1 – 98.8 sq m (1,063 sq ft)
- Unit 2 – 97.4 sq m (1,048 sq ft)
- Available Now
- Roller Shutter Access
- Parking/Loading to Front
- Close to Delph Village
- No Vehicle Uses

TO LET:

Unit 1 - £9,000 Per Annum, Exclusive

Unit 2 - £9,000 Per Annum, Exclusive

LOCATION

Gatehead Mill is situated on Delph New Road to the rear of Durr Furniture, approximately 0.6 miles from Delph, 1.5 miles from Uppermill, and 7 miles from junction 21 Milnrow, of the M62 motorway.

**DESCRIPTION**

Two self contained units to the rear of Gatehead Mill and Durr Furniture, and close to Fresca restaurant. Each unit has a WC facility, roller shutter entrance for goods loading, and with parking to the front. The internal height is 3.54m. The Roller shutter is 4.26m wide and 3m high. The units would suit a warehouse/distribution operator or similar.

ACCOMMODATION

From details taken from the VOA, we understand that the approximate gross internal floor areas are;

Unit 1 - 98.8 sq m (1,063 sq ft)

Unit 2 - 97.4 sq m (1,048 sq ft)

SERVICES

We understand that mains electricity and drainage are available to the property. Prospective tenants should make their own enquiries to confirm the same and to ensure that the current supplies meet any specific requirements.

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

RENT

Unit 1 - £9,000 per annum, exclusive.

Unit 2 - £9,000 per annum, exclusive.

VAT

We are informed that VAT is payable in addition to the rent quoted.

COMPLIANCE DOCUMENTS

Breakey & Nuttall do not act as Managing Agents for the subject property. Compliance Records have been requested and to date no compliance records have been provided. Tenants are obliged to comply with the Law under a Lease and should seek advice in respect of required Compliance Records. A useful website is www.hse.gov.uk.

SERVICE CHARGE

A service charge will be levied for the cost of maintenance repair and decoration to the common areas of the property.

LEGAL COSTS

Tenants are to be responsible for the landlords reasonable legal costs incurred in the preparation of Lease documentation.

LANDLORD & TENANT ACT 1954

The lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

BUSINESS RATES

Prospective purchasers/tenants are advised to check the rate payable with the Local Authority.

LOCAL AUTHORITY

Oldham MBC Civic Centre West Street Oldham OL1 1UT.

(T) 0161 770 3000 (W) www.oldham.gov.uk

VIEWING

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

NOTE:

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at <http://www.rics.org>

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract VB/GDO/A691 August 21