

**337 Hollins Road, Oldham, Lancashire, OL8 3AB**



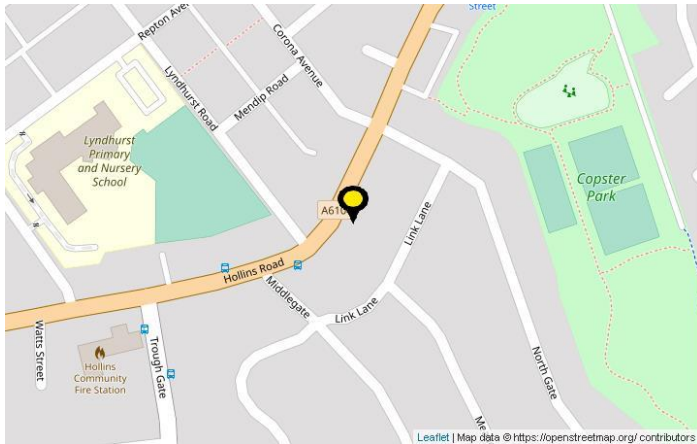
- Self- Contained Retail Premises Undergoing Refurbishment
- 40.26 sq m (434 sq ft)
- Ground Floor
- Established Retail Location
- Within a Suburban Parade
- Retail Area with Separate Kitchen/Store
- Please note. There are restrictions on uses for this property



**TO LET: £6,500 per annum, exclusive**

**LOCATION**

The property is located in a parade of similar properties on Hollins Rd, close to the junction with Middle Gate and Garden Suburb, approximately 1.5 miles south of Oldham town centre, in a popular district centre with long established retail offering. Surrounding businesses are mostly independents but include Mccoll's, Age UK and Suburb Pharmacy.

**DESCRIPTION**

A self-contained, ground floor retail unit, which forms part of a parade of similar units, which has recently traded as beauty salon. The accommodation provides a retail area, ancillary storage, a kitchen and wc. The property has an electric roller shutter to the front, and also benefits from a canopy. Neighbouring businesses include "Kilroy's Kitchen", "Victoria Rose Hair" and "Oldham Communications". There is a shared car park to the side of the parade.

**ACCOMMODATION**

|              |                               |
|--------------|-------------------------------|
| Retail       | <b>29.04 sq m (313 sq ft)</b> |
| Ancillary    | <b>11.22 sq m (121 sq ft)</b> |
| <b>TOTAL</b> | <b>40.26 SQ M (434 SQ FT)</b> |

**SERVICES**

We understand that mains electricity, water and drainage are all available to the property. Gas is not connected. Prospective tenants should make their own enquiries to satisfy themselves.

**TERMS**

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

**RENT**

£6,500 per annum, exclusive.

**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](http://www.hse.gov.uk).

**BUSINESS RATES**

Prospective tenants must check and confirm rates payable with the Local Authority.

**LEGAL COSTS**

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter.

**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).

**LOCAL AUTHORITY**

Oldham MBC Civic Centre West Street Oldham OL1 1UT.  
(T) 0161 770 3000 (W) [www.oldham.gov.uk](http://www.oldham.gov.uk)

**VAT**

We are informed that VAT is not payable in addition to the rent quoted.

**VIEWING**

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below. Viewing is at own risk.

**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/A 728 March 22

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Regulated by RICS

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