

**23-25 MARKET PLACE
OLDHAM
OL1 3AB**

**DANIEL
HARRIS** 
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TO LET

2,326 SQ FT | 216 M²

**TOWN CENTRE LOCATION
1ST & 2ND FLOOR
SELF-CONTAINED
RETAIL OR OFFICE SPACE**



Location

The property is situated in a prime location in the centre of Oldham on Market Place, directly opposite The Spindles Shopping Centre, with traders in the immediate vicinity including Lloyds Bank, Boots, Card Warehouse, Santander, Shoe Zone etc. It is also close to the town's market, Further Education College and Council Offices with high visibility and footfall.

Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of service charge).

23-25 Market Place

Description

The property comprises a ground floor entrance lobby with stairs leading to open plan first floor space and staff room/offices/stores at 2nd floor, together with kitchen and wc facilities. The space could be used for retail or office purposes, other uses may be considered.

Legals

Each party to bear their own legal fees incurred this transaction.

Accommodation (Gross Internal Area)

	Sq ft	M ²
1 st Floor	1,619	150.4
2 nd Floor	707	65.6
Total	2,326	216

Planning

The unit IS suitable for retail, showroom or office use. Other uses may be considered.

COSTS

RENT

£18,500 pa

Inclusive of Service Charge | Exclusive of VAT

SERVICE CHARGE

TBC

RATES

Rateable Value: £7,700*

*Most occupants will benefit from Small Business Rates Relief with no rates payable Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE LIABLE TO, VAT.

EPC

EPC RATING: D

VIEWING: By appointment with appointed agents:



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.