



# ROY TEN

Market Square, Oldham, Greater Manchester

Shopping Centre

Retail opportunity available from

**509 - 1,516 sq.ft** (47 - 141 sq.m)



North East

Manchester

Oldham



# LOCATION

Royton is a suburb of Oldham located approximately 8 miles north east of Manchester City Centre  
Neighbouring towns of Oldham and Shaw are within close proximity.

The main A571 Rochdale Road runs through the centre of the town forming the main street before continuing northwards to Rochdale. The M62 runs to the north and is accessed via the A663 at junctions 21 and 20 via the A627 (M) from Royton.

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# OL2 5QD





# ESSENTIALS

- Prominent roadside location fronting the A571 Rochdale Road and the B6195 Middleton Road
- Anchored by Co-operative Food Store and Boyes, and located adjacent to Lidl
- Well established shopping centre in Royton town centre
- Weekly popular local market held in Market Square
- Generous free shopper car parking
- National occupiers include Card Factory, Specsavers, Ladbroke's and Pound Bakery
- A variety of uses can be accommodated within the shopping centre including, A1 Retail, A2 Financial Services, A3/A5 Restaurant and Takeaway (Subject to planning)



**Card Factory**

**CORAL**

**+well**

**Specsavers**  
Opticians

**Ladbroke's**

**scrivens**  
OPTICIANS | HEARING CARE

**Poundbakery**  
Tasty Baking at Tasty Prices

The **co-operative**  
food

The **co-operative**  
travel

# DESCRIPTION

Units with ground floor retail sales area, located in a busy parade and part of Market Square, Royton Shopping Centre.

Unit	Sq.ft	Sq.m	Rent PA	Rateable Value	Rates Payable
20 Market Square	509	47	£9,500	£10,000	£4,930
44 Market Square	1,516	140	£20,000	£14,250	£7,025

The properties is elected for VAT.

The units participate in a service charge and insurance scheme. Energy performance certificates are available on request.

## PLANNING

A variety of uses can be accommodated within the shopping centre including, A1 Retail, A2 Financial Services, A3/A5 Restaurant and Takeaway (Subject to planning).

## REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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### SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.

## VIEWING & ENQUIRIES



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