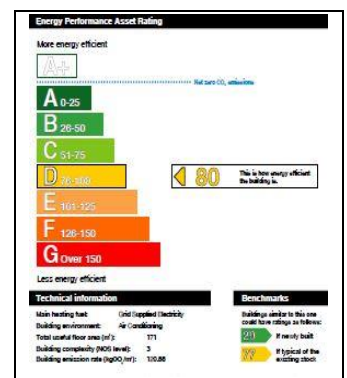


**23-25 Market Place, Oldham, Lancashire, OL1 3AB**



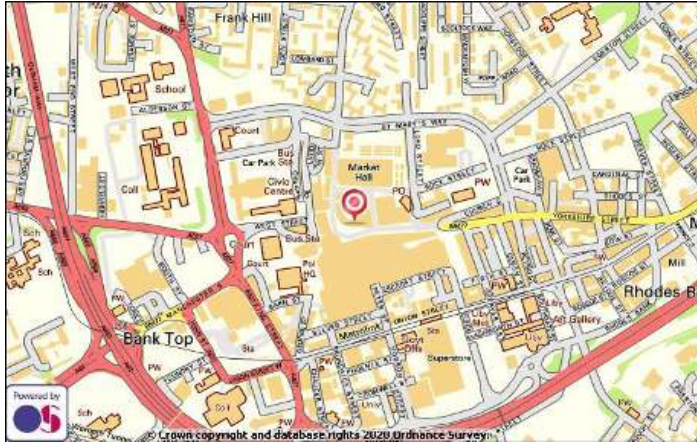
- Extensive First Floor Retail/Office Premises
- 217.36 sq m (2,339 sq ft)
- Recently Updated
- Open Plan First Floor
- Staff Facilities/Office/Store to Second Floor
- Prominent Position within Pedestrian Zone
- Facing Spindles/Town Square



**TO LET: £14,500 Per Annum, Exclusive**

**LOCATION**

The property is in the heart of Oldham town centre, within the pedestrianised zone, above Skipton Building Society, and Ladbrokes. Primark, Boots, McDonalds, Holland & Barrett and The Spindles shopping centre are all adjacent occupiers.

**DESCRIPTION**

An extensive, and recently updated first floor retail/office space, with second floor staff facilities and storage, in the heart of Oldham town centre, immediately opposite the main entrance to The Spindles shopping centre. The accommodation provides a ground floor glazed entrance, leading to a wide staircase to the open plan first floor which also includes two w/c facilities, and access to the rear fire escape, together with stairs leading to the second floor. This provides a staff kitchen, w/c, office and store room. The property would be an ideal retail or office space. Other uses may be considered.

**FLOOR AREAS**

Ground Floor Entrance

First Floor	150.36 sq m	(1,618 sq ft)
Second Floor	67.00 sq m	( 721 sq ft)
<b>TOTAL</b>	<b>217.36 sq m</b>	<b>(2,339 sq ft)</b>

**SERVICES**

We understand that electricity, water and drainage are available to the property, however, prospective Tenants should make their own enquiries to confirm that 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**

£14,500 per annum, exclusive.

**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**

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).

**BUSINESS RATES**

The property has been assessed for rating purposes as follows:

Rateable Value:

£7,700

Uniform Business Rates 2020/2021: £0.512

Prospective tenants must check and confirm rates 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](http://www.oldham.gov.uk)

**VAT**

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

**VIEWING**

Strictly by prior appointment with Breakey and 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.leasebusinesspremise.co.uk/>

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are approximate, 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.

We have not been provided with any of the following compliance records for the property: Asbestos Management Survey & Risk Register/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Viewing is at prospective purchasers/tenants own risk.

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/A649 October 20

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | [info@breakeynuttall.co.uk](mailto:info@breakeynuttall.co.uk) W | [www.breakeynuttall.co.uk](http://www.breakeynuttall.co.uk)

Regulated by RICS

**Important Notice:** Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.