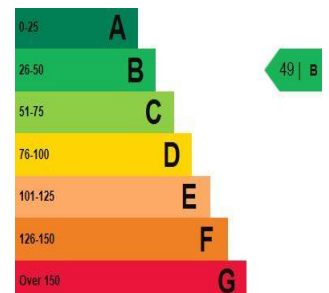


88 High Street, Lees, Oldham, Lancashire, OL4 5AA



- **Prominent Ground Floor Retail Premises**
- **56.51 sq m (620 sq ft)**
- **Modern Open Plan Layout**
- **Could Suit Alternate Uses, Subject to Consent**
- **Self-Contained**
- **Heart of Village Centre**
- **Use for any Food or Beauty Business is not Permitted**



TO LET: £9,000 Per Annum, Exclusive

LOCATION

The property is centrally located within Lees village in a prominent main road position. Lees village is approximately 3 miles from Uppermill, and 2 miles from Oldham town centre. Lees is well served with local amenities, and is a popular trading area with many independent businesses.

**DESCRIPTION**

The property comprises a ground floor, self-contained, former beauty salon, which has recently been separated from the upper floor. It provides a modern, open plan layout, with a recently painted front elevation. The layout provides flexible retail/office space, in a prominent main road position, in the heart of Lees village.

FLOOR AREA

56.51 sq m (620 sq ft)

SERVICES

We understand that electricity and water are available to the property, however, prospective Tenants should make their own enquiries to confirm 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 which we understand to be approximately £150.00.

RENT

£9,000 per annum, exclusive.

LEGAL COSTS

The Tenant is to be responsible for the Landlord's 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: £8,900

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

VAT

We are informed that VAT is not 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.leasebusinesspremises.co.uk/>

These details are believed to be correct at the time of compilation but may be 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/A659 February 21