

## TO LET Retail Unit

35 Albion Street, Oldham OL1 3BQ



### Contact

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## Location

The subject property is located in the heart of Oldham, fronting Albion Street which lies within the main shopping area of Oldham town centre, opposite the long established Tommyfield Market Hall. Oldham Metropolitan Borough is the seventh largest district of greater Manchester and has a population of approximately 235,000.

The town centre contains various national high-profile occupiers including Primark, Boots, Home Bargains, Sports Direct and McDonalds, along with various other local independent occupiers.

Oldham Central Bus Station is situated just a short walk west of the subject property, providing pedestrian transport links to the wider metropolitan area.

## Description

The property is prominently positioned fronting Albion Street, adjacent to Primark and comprises ground floor retail space.

The property would suit a number of alternative uses, subject to consent and is available in shell condition ready for an ingoing Tenant's fit out. Adjacent is an additional unit also available on terms to be agreed.

## Terms

The property is available by way of a new lease for a term of years to be agreed. Quoting £10,000 per annum exclusive of service charge, building insurance costs and business rates.

## Service Charge

Further information available upon application .

## Legal & Professional Fees

Each party to bear their own costs in this matter.

## EPC

EPC Rating – TBC

## Rateable Value

We are advised that the Rateable Value for the property from 1 April 2023 will be £5,300.

Interested parties are advised to make their own enquiries of the Local Authority regarding the rates Liability and any reliefs that may be available. Further information is also available on the VOA website.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Strictly by appointment with the sole agent.

**High Street location in the heart of Oldham Town Centre**

**Frontage to the main shopping district**

**£10,000 per annum**

**New lease available**

**Adjacent to Primark store**



£10,000 pa



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	61.14	658
TOTAL	61.14	658

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Planning

The property benefits from planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.





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