

OLDHAM

22 HIGH STREET

PRIME SHOP UNIT TO LET/FOR SALE

A3 Consent Granted

LOCATION

The property occupies a prime trading location with nearby multiple retailers including **Subway, William Hill, Heron, Thomas Cook, McDonalds, CEX, Bodyshop, Topman, Boots, Primark, Sports Direct, Poundland, Greenwoods** and **Max Speilmann**.

ACCOMMODATION

The premises are arranged on basement, ground, first and second floors with the following approximate areas and dimensions:-

Internal width	38'5"	11.7 m
Shop depth	46'0"	14.0 m
Ground floor sales	1,602 sq ft	148.8 sq m
First floor sales	1,126 sq ft	104.6 sq m
Second floor storage	1,114 sq ft	103.4 sq m
Basement storage	1,540 sq ft	143.1 sq m

The property benefits from rear servicing via the Town Square Shopping Centre service road.

LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£47,500** (forty seven thousand five hundred pounds) p.a.x.

OR

FREEHOLD

The freehold with full vacant possession is to be made available at **£395,000** (three hundred and ninety five thousand pounds).

USE

On 9 March 2017 Oldham Council granted consent to a change of use to A3 (restaurant/café) use. Application No. PA/339473/16.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

ASSESSMENTS

We have been verbally informed by the Local Authority that the premises have been assessed for rating purposes as follows:-



Rateable Value	£65,500
UBR 2017/2018	47.9p
Rates Payable 2017/2018	£31,374

For verification purposes prospective tenants are advised to make their own enquiries with Oldham Council (0161 770 6677).

EPC

The property has a rating of E108. A certificate and recommendations are available on request.

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444
E-mail: hugh@ocklestonbailey.co.uk

Or our joint agent:
Peter Rowe
Emanuel Oliver
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E-mail: peter@emanuoliver.com

SUBJECT TO CONTRACT

HWO/eawREV130317

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