

Subject to VP



TO LET

Retail Unit

716 sq.ft (66.5 sq.m)

24 Market Square, Oldham, Greater Manchester OL2 5QD

- Prominent roadside location
- Free car parking
- Anchored by Co-operative Food Store and Boyes

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400123

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24 Market Square, Oldham, Greater Manchester OL2 5QD

| AREAS (approx. NIA) | Sq.ft | Sq.m |
|---------------------|-------|------|
| Ground Floor | 716 | 66.5 |
| TOTAL | 716 | 66.5 |

RENT

£15,000 per annum.

BUSINESS RATES

Rateable Value TBC.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

E:117. Further information available upon request.

PLANNING

The property has planning consent for hot food takeaway use (sui generis). It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

DESCRIPTION

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



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.

VIEWING

Strictly via prior appointment with the appointed agent:



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