



SUBJECT TO VACANT POSSESSION

M

UNIT 22

Royton Square
Oldham, Lancashire
OL2 5QD

Occupiers Include

BETFRED

+well
Pharmacy

The **co-operative**

Hays Travel

Specsavers

cardfactory

LOCATION

Royton is a suburb of Oldham, approximately 8 miles north east of Manchester City Centre with the neighbouring towns of Chadderton, Oldham and Shaw in close proximity. The town benefits from excellent communication links to Manchester city centre via the A627M/ A663 & the M62 motorway provides direct access to the wider Greater Manchester conurbation and beyond.

DESCRIPTION

This retail unit comprises of ground floor space located in a busy parade in Royton Square, Oldham. Prominent roadside location fronting the A571 Rochdale Road and the B6195 Middleton Road.

- The shopping centre is anchored by a Co-op food store and Boyes with a Lidl supermarket adjacent
- Popular weekly market held in Market Square
- Generous free shopper parking
- Other tenants include Specsavers, Card Factory, Hays Travel, Well Pharmacy, William Hill, Scrivens Opticians, Pound Bakery and Betfred

UNIT SIZE

The unit is planned on ground floor only having an area of approximately 822 sq.ft (76.3 sq.m)

RENT

£18,500 per annum (Exclusive of VAT, service charge, business rates and buildings insurance)

BUSINESS RATES

Rateable Value: £15,250

Interested parties should verify the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority

SERVICES

All mains services are available

SERVICE CHARGE & INSURANCE

Service Charge: £2,081 plus VAT

Insurance: £394.34 plus VAT

ENERGY PERFORMANCE

EPC rating C:59. Further information available upon request

PLANNING

It is the incoming tenant's responsibility to verify that their intended 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

VAT

The property is elected for VAT and as such, VAT at the prevailing rate will be charged on all sums



34

Retail Units On-Site



52,703 sq.ft

Total Area



What Three Words
translated.dozen.less

ROYTON SQUARE

SITE PLAN



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Viewing
Strictly via prior appointment
with the appointed agents



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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