

IVI UNIT 22

Royton Square Oldham, Lancanshire OL2 5QD Occupiers Include





The **co-operative**





cardfactory

ROYTON SQUARE

UNIT 22

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

SFRVICES

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 ingoing 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

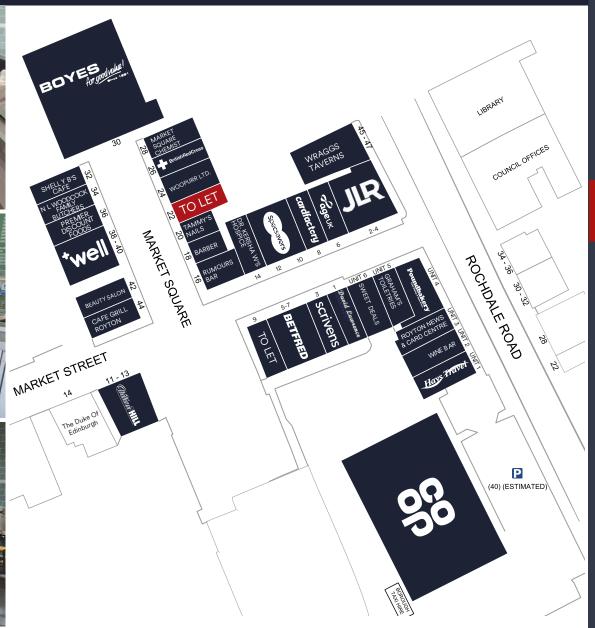
ROYTON SQUARE

SITE PLAN













Rakesh Joshi
07741 385322
RJoshi@lcpproperties.co.uk

ViewingStrictly via prior appointment with the appointed agents



Matthew Webster

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MISREPERSIATION ACT 1907 London & Cambridge Properties Limited (Company Number 02995002) the registered office of which is at LCP (as a present texture, Kingswinford, West Midiands (197 FMA its subdiciser (as defined in section 156 of the Companies Act 2000) associated companies and employees (207 might of the very companies of