

TO LET

Unit 9

1,363 sq.ft

(126.6 sq.m)



SUBJECT TO VP

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UNIT 9

Royton Square,
Market Square, Oldham,
Lancashire, OL2 5QD

Local Occupiers Include

scrivens

Age UK

Specsavers

+well

co
op

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

Total Area: 1,363 sq.ft (126.6 sq.m).

RENT

£20,000 pax + VAT exc

RATEABLE VALUE

£14,000 pax. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £3,215 pax + VAT.

Insurance: £617.20 pax + VAT.

ENERGY PERFORMANCE

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.



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Retail Units On-Site



59,828 sq.ft

Total Area



What Three Words
translated.dozen.less

ROYTON SQUARE

SITE PLAN



Rakesh Joshi

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07741 385322

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Viewing

Strictly via prior appointment
with the appointed agents:



NEWS WEBSTER
PROPERTY CONSULTANTS

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