

RETAIL UNIT  
**TO LET**



**POPULAR  
SHOPPING MALL**

in an extremely  
densely populated area

# **M** CHADDERTON

Chadderton, Oldham, Lancashire, OL9 0LQ



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Middleton Road

# M CHADDERTON

## DESCRIPTION

Chadderton Mall is a community retail precinct anchored by a large Asda Supermarket. The Mall also comprises of a petrol filling station and car park, providing 521 spaces. The shops offer an eclectic shopping environment ranging from local occupiers offering food and beverage options to national multiples including Card Factory, Ladbrokes, Boots and Greggs.

The supermarket is open 24 hours and benefits from a pharmacy, café and cash machine in addition to numerous other facilities.

The scheme further benefits from a council operated market, which takes place every Wednesday between 9am & 4pm. The market regularly attracts crowds to the precinct, benefitting the retail units in kind.

The retail units within the precinct provide a mixture of unit sizes arranged over ground floor retail sales with first floor storage.



Occupiers include:



## RATEABLE VALUE

Interested parties must satisfy themselves as to the Rateable Value & actual rates payable by making their own enquiries to the business rates department of the Local Authority.

## 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.

**237,000**  
primary catchment



# M CHADDERTON

## LOCATION

Famous for its landscape of red-brick cotton mills, Chadderton is a busy suburb of Manchester located just 6 miles north east of the city centre. Chadderton sits within the Metropolitan Borough of Oldham, with the city centre just 1 mile away to the west.

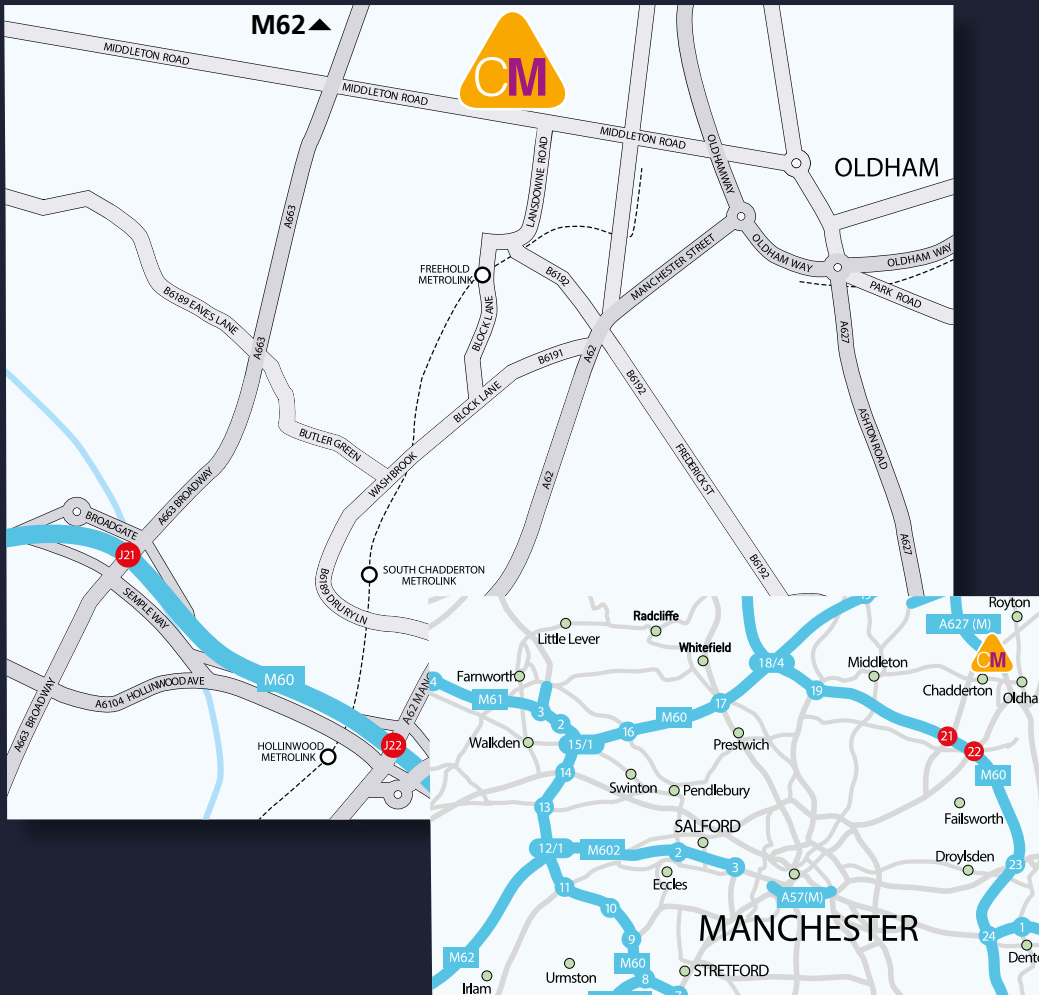
Chadderton benefits from excellent transport and communication links via the A627(M) which provides quick and easy access to the M60 & M62 motorways. The A663 also links the town to Oldham Road, providing direct access into Manchester.

Mill Hills station approximately one mile west from Chadderton connects with Manchester city centre in just 12 minutes and Moston station slightly further to the south west provides a regular service into Manchester with a journey time of 10 minutes.

## SITUATION

Chadderton Mall is situated on the northern side of Middleton Road (A669), close to its junction with The Broadway (A663), which in turn provides a direct link towards both the M62 Motorway, and Manchester City Centre.

The area surrounding Chadderton Mall is extremely densely populated and the precinct is popular with shoppers local to the area. The Asda supermarket provides a major draw for shoppers.



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