



UNIT 42

Royton Square, Oldham,
Lancashire,
OL2 5QD

Local Occupiers Include

BETFRED

cardfactory

The **co-operative**

Specsavers

ROYTON SQUARE

UNIT 42

DESCRIPTION

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

- Anchored by Co-operative Food Store and Boyes, and located adjacent to Lidl
- Weekly popular local market held in Market Square
- Generous free shopper car parking
- National occupiers include Card Factory, Specsavers and Ladbrokes

UNIT SIZE

Total Area: 1,230.1 sq.ft (114.2 sq.m)

Ground Floor: 761.8 sq.ft (70.78 sq.m)

First Floor: 467.3 sq.ft (43.42 sq.m)

RENT

£25,000

BUSINESS RATES

Rateable Value: £14,000

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,108

Insurance: TBC

ENERGY PERFORMANCE

EPC rating E. Further information available upon request.

PLANNING

Subject to 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.



34

Retail Units On-Site



52,703 sq.ft

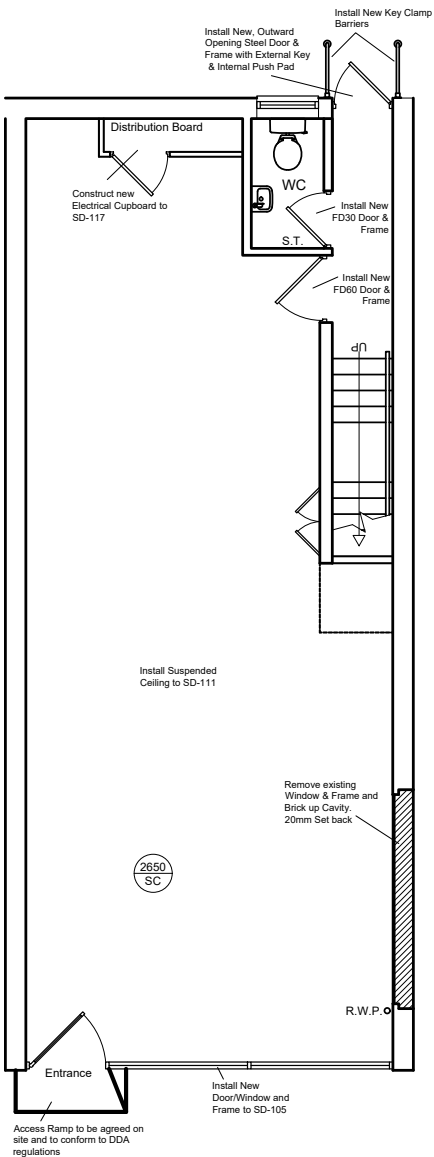
Total Area



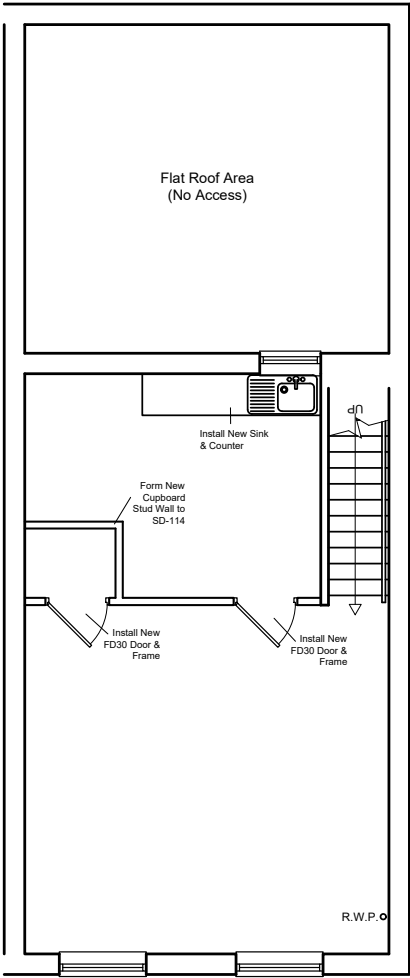
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ROYTON SQUARE

FLOOR PLAN



Ground Floor Area
70.78 sqm (761.8 sq ft)



First Floor Area
43.42 sqm (467.3 sq ft)

ROYTON SQUARE

SITE PLAN

M

LCP.
part of M^{Core}



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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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