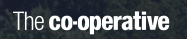




UNIT 42

Royton Square, Oldham,  
Lancashire,  
OL2 5QD

Local Occupiers Include



# 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 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.



34

Retail Units On-Site



52,703 sq.ft

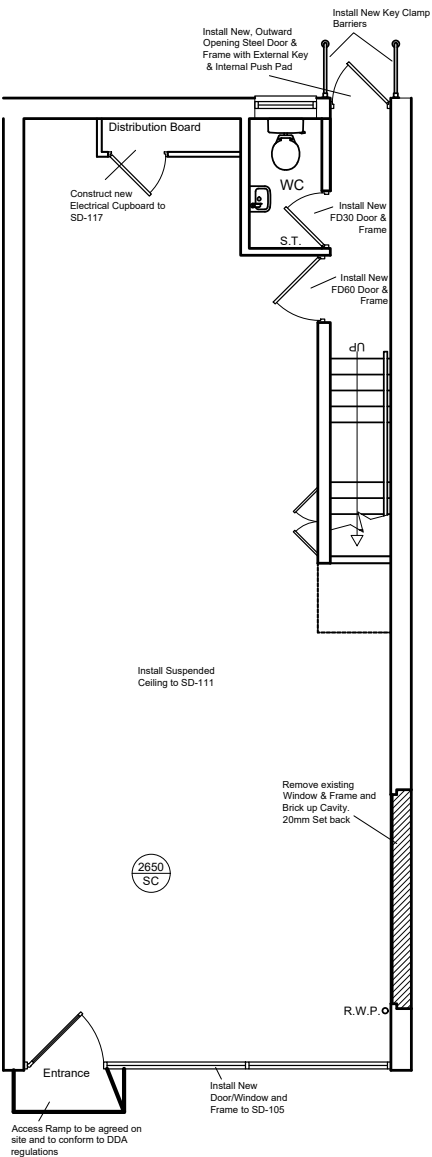
Total Area



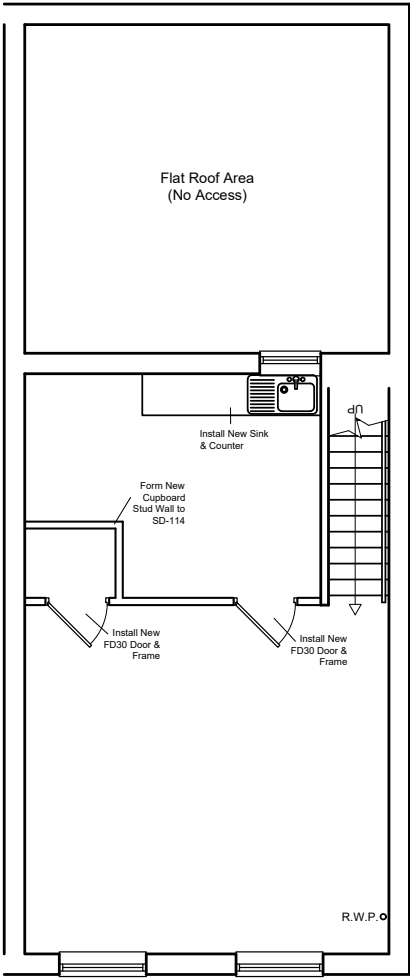
What Three Words  
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# ROYTON SQUARE

# 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<sup>Core</sup>



**Rakesh Joshi**  
07741 385322  
RJoshi@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agents



**Matthew Webster**  
07565 876686  
mw@newswebster.com

**Richard Webster**  
07739 680472  
rw@newswebster.com



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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.

24-07-25 JULY25