

TO LET

1,499 sq.ft

(139.2 sq.m)

GF: 742 sq.ft (68.9 sq.m)

FF: 757 sq.ft (70.3 sq.m)



SUBJECT TO VACANT POSSESSION

M UNIT 9

Royton Square
Market Square, Oldham
Lancashire, OL2 5QD

Occupiers Include

scrivens PageUK

Specsavers

+well

COOP

ROYTON SQUARE

UNIT 9

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

The unit is located in a prominent pedestrianised position at the junction of Market Street and Market Square in the heart of Royton, adjacent to Betfred, opposite Specsavers and close to both Co-op and Lidl food stores.

- Popular weekly market held in Market Square
- Generous free shopper parking
- Other tenants include Card Factory, Hays Travel, Well Pharmacy, William Hill, Scrivens Opticians and Pound Bakery

UNIT SIZE

Ground Floor: 742 sq.ft (68.9 sq.m)

First Floor: 757 sq.ft (70.3 sq.m)

Total Area: 1,499 sq.ft (139.2 sq.m)

RENT

£25,000 per annum exclusive of VAT, service charge, business rates & insurance.

RATEABLE VALUE

£14,250. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,597.68 + VAT.

Insurance: £514.33 + VAT.

ENERGY PERFORMANCE

The property has an EPC rating in Band D (87). Further information is available upon request.

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.



33

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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Viewing
Strictly via prior appointment
with the appointed agents:



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