

OLDHAM

3 Yorkshire Street (Town Square SC)

By way of a new lease

* Confidential - Staff Unaware *



Location

The property is located within the prime section of the town centre, close to the main entrances into Town Square and The Spindles Shopping Centre. Multiple retailers nearby include **Boots**, **The Body Shop**, **Primark**, **Poundland** and **H&M**.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£52,500 per annum exclusive.

EPC

An EPC has been requested and will be provided as part of the legal pack.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £41,250

Accommodation

Ground Floor Sales	1,695 sq.ft.	157. sq.m
First Floor Sales	985 sq.ft.	91.5 sq.m.
First Floor Ancillary	582 sq.ft.	54.1 sq.m.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the joint agents, Dan Oliver 0151 236 6700

dan@emanueloliver.com

or Rob Jones at AS Retail 020 7287 2155

rob@as-retail.co.uk



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