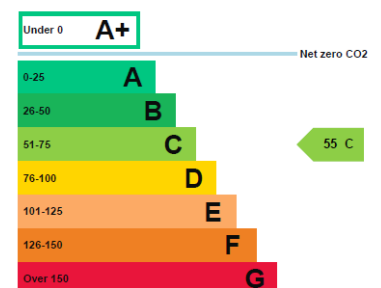


9 King Street, Oldham, OL8 1DW



- Ground Floor Retail/Office Premises
- 92.21 sq m (993 sq ft) NIA
- Open Plan & Private Offices/Rooms
- Prominent Position
- Would Suit Professional or Retail Occupier

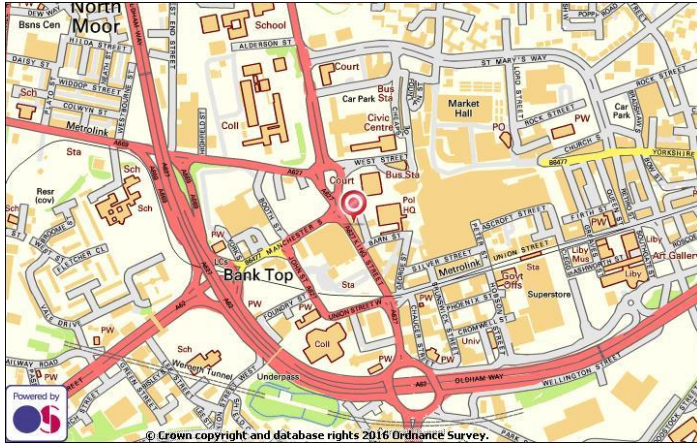
This property's energy rating is C.



TO LET: £9,500 per annum, exclusive

LOCATION

King Street is situated on the west side of Oldham town centre, a few minutes walk from the main shopping area, Oldham Central Leisure Centre and Metrolink Station. Surrounding occupiers include, Mecca Bingo, Garratts Solicitors and various other retailers.



DESCRIPTION

Ground floor retail/office accommodation with open plan retail and sales area, small office off with two further offices/stores along with kitchen and toilet facilities.

ACCOMMODATION

From measurements taken on site we understand that the approximate net internal floor areas are:

Shop/Sales Area	48.70 sq m	(524 sq ft)
Offices	28.32 sq m	(305 sq ft)
Kitchen/Stores	15.19 sq m	(164 sq ft)
Total	92.21 sq m	(993 sq ft)

SERVICES

We understand that mains single phase electricity, water and drainage are available to the property. Prospective Tenants should confirm that utilities available are sufficient for any specific requirements.

TERMS

The property is available for a term to be agreed on an effective full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of the premium to provide annual buildings insurance cover.

RENT £9,500 per annum, exclusive

OTHR COSTS

We are informed that there will be a management fee collected of 7.5% plus VAT in addition to all other costs and charges in connection with a letting. A service charge may be levied for the cost of upkeep, maintenance and repairs to the common parts of the building.

VAT

We are informed that VAT is payable in addition to the rent and other costs quoted, but this is subject to formal confirmation.

LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter and an undertaking will be required. These are estimated at £250 +VAT (£300), payable directly to the managing agent.

LANDLORD & TENANT ACT 1954

The Lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

BUSINESS RATES

The property has been assessed for rating purposes as follows:
Shop and premises. Rateable Value: £7,000. Uniform Business Rates 2024/2025:£0.499/£0.546. Potential eligibility for Small Business Rates Relief. Prospective tenants must check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Oldham MBC (t) 0161 770 3000 (w) www.oldham.gov.uk

VIEWING

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

TENANT DUE DILIGENCE

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID will be required for any Tenant and Personal Guarantor where an offer, is accepted, in principle. In addition to this, various other credit and checks to confirm financial standing will be completed including proof of property ownership. A minimum rent deposit equivalent to three month's rent will be required.

NOTE:

Breakey & Nuttall do not act as Managing Agents for the subject property. Tenants are obliged to comply with the Law under a Lease and should seek advice in respect of required Compliance Records. A useful website is www.hse.gov.uk.

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available from Royal Institution of Chartered Surveyors.

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Viewing is at own risk. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract JCN/ - July 24 (July 2024)

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | info@breakeynuttall.co.uk W | www.breakeynuttall.co.uk

Regulated by RICS

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.