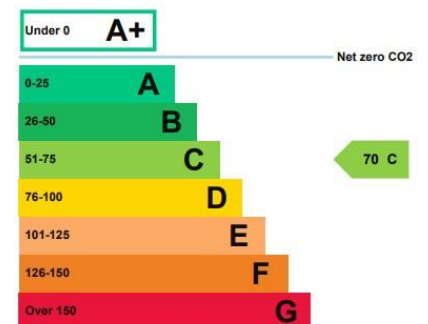


25 Queen Street, Oldham, OL1 1RD



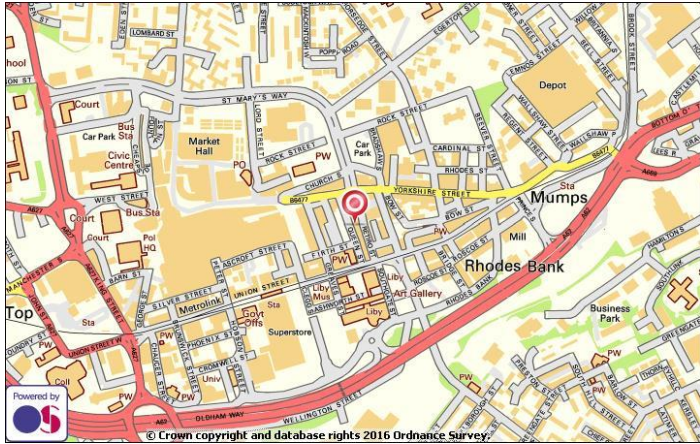
- Period Office Building
- 192.40 Sq m (2,071 Sq ft)
- Sympathetically Modernised
- Contemporary Fit Out
- Accommodation Over 4 Floors
- In CBD and Conservation Area
- Close to Metrolink
- Close to Town Centre Amenities



TO LET: £22,000 per annum, exclusive

LOCATION

The property is situated on Queen Street, between the northern end of Yorkshire Street and Union Street, within Oldham's central business district and conservation area. It is very close to Metrolink, with stations within walking distance along Union Street. Surrounding occupiers include solicitors, HSBC bank, and other professional businesses.

**DESCRIPTION**

A period four storey office building, which has been sympathetically modernised to provide a mix of open plan and private offices, over ground, first and second floors, along with an excellent converted basement/lower ground floor that provides a comfortable meeting space, modern kitchen and staff room. The accommodation is well planned and versatile, and there are staff facilities and w/c's throughout. Gas fired central heating is fitted and the current EPC rating is C-70.

ACCOMMODATION

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

Ground Floor	60.79 sq m (654 sq ft)
First Floor	49.48 sq m (533 sq ft)
Second Floor	41.52 sq m (447 sq ft)
Lower Ground Floor	40.61 sq m (437 sq ft)

TOTAL 192.40 SQ M (2,071 SQ FT)

SERVICES

We understand that all mains services are available to the property and that a gas fired central heating system is fitted.

Prospective tenants should make their own enquiries to confirm.

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis. Tenants reimburse the Landlord for the cost of annual buildings insurance.

RENT

£22,000 per annum, exclusive

VAT

VAT is payable in addition to the rent and other costs quoted.

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.

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:

Offices and premises

Rateable Value: £11,500

Uniform Business Rates 2023/2024: £0.512

Prospective tenants must check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Oldham MBC Civic Centre West Street Oldham OL1 1UT.

(T) 0161 770 3000 (W) www.oldham.gov.uk

VIEWING

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

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 at <http://www.rics.org>

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 LM/GDO/MA - 1469 February 24

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.