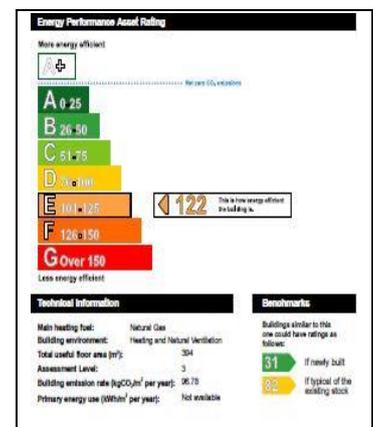


120-122 Yorkshire Street, Oldham, Lancashire, OL1 1ST



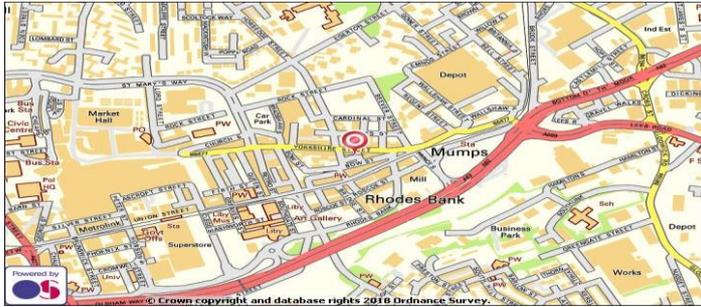
- Three Storey Retail/Office Premises
- Two Interconnected Premises
- 309.33 Sq M (3,330 Sq Ft)
- Security Roller Shutters
- Double Frontage to Yorkshire Street
- Close to Mumps Metrolink Stop
- Close to Mumps Regeneration Area



TO LET: £15,000 per annum, exclusive
FOR SALE: £279,950

LOCATION

The property is situated toward the eastern end of Yorkshire Street, close to Metrolink and the Mumps regeneration area where there are proposals for a new 28,000 sq ft Lidl store, a 68 bed hotel and a 140 space car park. Yorkshire Street is a popular secondary retail location within Oldham's independent quarter and close to Parliament Square and the Odeon Cinema.

**DESCRIPTION**

Combined retail and office premises with double frontage to Yorkshire Street and accommodation over 3 floors, suitable for a variety of trades and businesses. The ground floor provides three retail areas, over 2 levels, along with storage and staff facilities. The first floor to 122 Yorkshire Street provides additional retail space with ancillary storage to the second floor, whereas the upper floors to 120 Yorkshire Street provide offices to the first floor with storage to the second.

There are security shutters to the frontage and 30 minutes free parking is available to the front and along Yorkshire Street.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement. The net internal floor areas are as follows:

120 Yorkshire Street

Ground Floor	30.35 sq m	(327 sq ft)	retail area
	10.20 sq m	(110 sq ft)	store
First Floor	37.84 sq m	(407 sq ft)	offices/store
Second Floor	20.34 sq m	(219 sq ft)	store/w/c & shower room
TOTAL	98.73 SQ M	(1,063 SQ FT)	

122 Yorkshire Street

Ground Floor	45.68 sq m	(492 sq ft)	retail area
	4.74 sq m	(51 sq ft)	store, kitchen + w/c
First Floor	49.33 sq m	(531 sq ft)	retail area
Second Floor	54.82 sq m	(590 sq ft)	ancillary storage
TOTAL	154.57 SQ M	(1,664 SQ FT)	

Cellar 56.03 SQ M (603 SQ FT)

TOTAL 309.33 SQ M (3,330 SQ FT)

SERVICES

We understand that all mains services, including gas are available to the property. Prospective tenants/purchasers should make their own enquiries to satisfy themselves.

TERMS

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

PRICE

£279,950

RENT

£15,000 per annum, exclusive

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.

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).

TENURE

We have not had sight of the title deeds but are informed that the property is Leasehold. Solicitors should confirm this information.

BUSINESS RATES

The property has been assessed for rating purposes as follows:

Rateable Value:

120 - £6,800/122 - £6,700

Uniform Business Rates 2019/2020: £0.504

Prospective tenants/purchasers 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

VAT

We understand that VAT is not payable in addition to the rent/price quoted.

VIEWING

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

NOTE:

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.leasingbusinesspremises.co.uk/>

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. We have not been provided with any of the following compliance records for the property: Asbestos Management Survey & Risk Register/Annual Gas Safety Certificate/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Should you arrange to view the property, it will be assumed that you do so at your own risk. 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. Circumstances may change beyond our control after the publication of these particulars. Subject to Lease/Contract VB/GDO/A562 April 19

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

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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.