



**TO LET**  
**£25,000 Per Annum, plus VAT**

**RYDER & DUTTON**

# 100A-100B, Huddersfield Road

Oldham, Greater Manchester, OL4 2AH



## PROMINENT GROUND FLOOR RETAIL UNIT TO LET

Double fronted unit facing the well established Green Acres Shopping Centre, with the benefit of a 891 space car park within the Tesco superstore.

The unit is self contained which includes two kitchens and WC facilities, extending to 175.59 sq.m (1,890 sq.ft) or thereabouts.

Free 891 space car available within Tesco.



Edge View House, 14-16 Salmon Fields Business Village, Royton, OL2 6HT  
Tel: 0161 925 3232 Fax: 0161 925 3233 Email: [commercial@ryder-dutton.co.uk](mailto:commercial@ryder-dutton.co.uk)

[www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk)





**Directions** All planning enquiries would need to be made directly with Oldham Metropolitan Borough Council, Civic Centre West Street, Oldham OL11UG Tel 0161 770 3000

**SERVICES** We are advised that all mains services are available however no checks have been made by the marketing agent Ryder & Dutton Ltd.

**LOCAL AUTHORITY** Oldham Metropolitan Borough Council

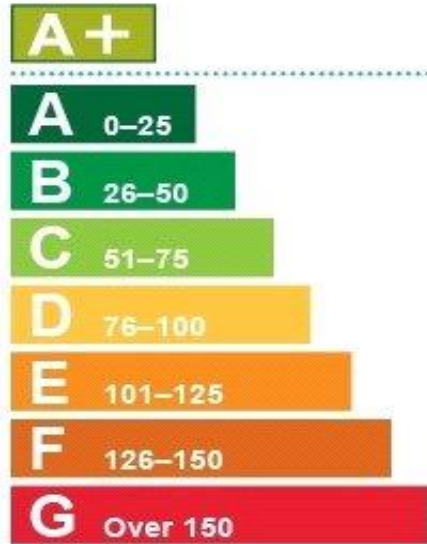
**EPC RATING** D (80)

**TENURE** To be advised

**VIEWING** Strictly by appointment through Ryder & Dutton

## Energy Performance Asset Rating

More energy efficient



**80** This is how energy efficient the building is.



The property is located fronting Huddersfield Road, just a short distance away from Oldham Town Centre. The property stands at the junction of Huddersfield Road and Dunkerley Street with the surrounding area comprising mainly other retailers, spread between smaller, traditional retail premises and larger, modern industrial units.

The town of Oldham is located within the Greater Manchester area, and forms the largest part of the metropolitan borough of the same name. The town is linked to the M62 motorway via the M60 and the A627 (M), in addition to a number of trunk road connections.

Public transport is provided by the town's railway stations and bus depot. It is also covered by the Metrolink tram system.

The unit is available to let on a new full repairing and insuring basis for a term to be agreed with the Landlord.

We are advised that VAT is payable in addition to the rental figure quoted.

Each party is responsible for their own legal costs in connection with the preparation of a Lease.

Viewings are strictly by appointment with the sole agents, Ryder & Dutton Ltd, Commercial Department 0161 925 32 32.

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