

FOR SALE

The Bank, Mumps, Oldham, Lancashire, OL1 3TL



- Grade II Listed Former Bank & Adjacent Site
- Major Town Centre Regeneration in Progress
- Offered on Behalf of Oldham Council
- Prominent Location at Eastern Gateway
- Alongside Metrolink and Bus Interchange
- Opposite Proposed LiDL Development
- Facing Proposed 68 Bedroom Hotel
- For Sale

Location

The Bank is situated on the North side of Mumps facing Oldham Mumps Metrolink and bus interchange, within the Prince's Gate development area at the eastern gateway to the town centre. The development is a mixed use scheme, including a proposed new 28,000 sq ft LiDL store, 68 bedroom hotel and 140 space car park. It is at the eastern end of Union Street and Yorkshire Street which link to Parliament Square, High Street, Gallery Oldham and Spindles Shopping Centre.

Oldham is a major regional town with a boroughwide population of around 225,000. It is located within Greater Manchester approximately 7 miles to the north east of Manchester city centre. It is linked to the M60 and M62 motorways and metrolink LRT provides tram services through the town, connecting it with Manchester and Rochdale.

Description

A Grade II listed former bank premises of particular prominence at the eastern gateway to Oldham town centre. The ground floor comprises an impressive double height banking hall and small offices, there is a basement, which provided strong rooms whilst the first floor provides further cellular offices, and there is additional accommodation in the tower to the western elevation. The property requires significant repairs and refurbishment prior to occupation.

Accommodation

Estimated floor areas are;

Basement	470 sq m	5,059 sq ft
Ground Floor	450 sq m	4,863 sq ft
Landing	79 sq m	850 sq ft
First Floor	450 sq m	4,863 sq ft
Tower	20 sq m	215 sq ft

Services

Prospective purchasers should make their own enquiries to satisfy themselves.

Planning

Planning permission was granted in June 2016 (LB/336962/15) for conversion and extension to create flexible commercial space to the ground floor covering retail, office, drinking establishments, along with 46 apartments. This has now expired.

Terms / Price

Offers are invited for a long leasehold interest, and subject to:

- **Satisfactory development appraisal and proof of funding.**
- **Agreed use, layout, density, and design.**
- **Grant of the lease will be conditional on planning permission.**

A buy back option will be entered into upon completion of the Long lease which will enable the Council to reacquire in the event that essential repairs are not undertaken and development works are not started and completed within pre-agreed time scales.

Business Rates

Prospective purchasers are advised to check the 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 are informed that VAT is payable in addition to the price.

Viewing

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

Notes:

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.leasebusinesspremisses.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. 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.

We are informed that an Asbestos Management Survey, annual gas safety certification and 5 yearly fixed wiring certificates are available upon request.

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.