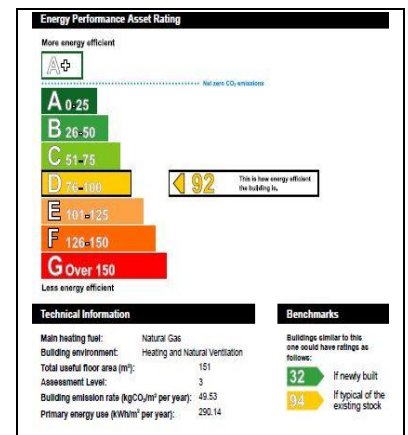


11 Rhodes Street, Oldham, OL1 3TG



- Town Centre Business Unit
- 122.38 sq m (1,317 sq ft)
- Car Parking to Front
- Detached Building
- Suitable for a Number of Alternate Uses (subject to consent)
- Previously Used as a Offices



TO LET: £11,000 Per Annum, Exclusive

LOCATION

The property can be accessed via Scholes Street and/or Rhodes Street, both of which are just off Yorkshire Street, close to Morgan Carter Solicitors, on the eastern side of Oldham town centre. The Mumps Metrolink stop is a few minutes walk away.

**DESCRIPTION**

The property comprises a detached unit with parking to the front for approximately 5 cars. It was previously used for many years as dental laboratory and surgery, and most recently has been an HQ office building. The property could suit a number of alternative uses (subject to Landlord's approval and planning consent).

The current layout provides a reception/waiting room, along with a number of private and open plan offices, service spaces and staff facilities, the property also benefits from a roller shutter loading door to the rear on Rhodes Street. A gas fired combination boiler was fitted in 2017 which provides heating throughout.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement and the net internal floor area is as follows:

TOTAL 122.38 SQ M (1,317 SQ FT)

SERVICES

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

TERMS

The property is available by way of either an assignment of the existing lease, or on new terms for a minimum period of 3 years. The lease is on Full Repairing and Insuring terms with the tenant reimbursing the landlord for the cost of buildings insurance.

RENT

£11,000 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).

BUSINESS RATES

The property has been assessed for rating purposes as follows:

Rateable Value: £11,500

Uniform Business Rates 2018/2019: £0.493

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

VAT

We are informed that VAT is not payable in addition to the rent 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.lettingbusinesspremises.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/A586 February 19

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

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.