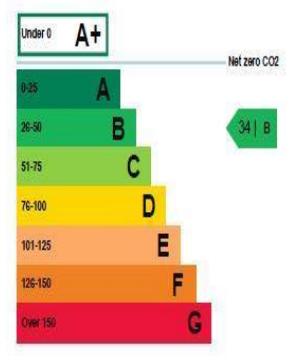


5b Horsedge Street, Oldham, OL1 3SX



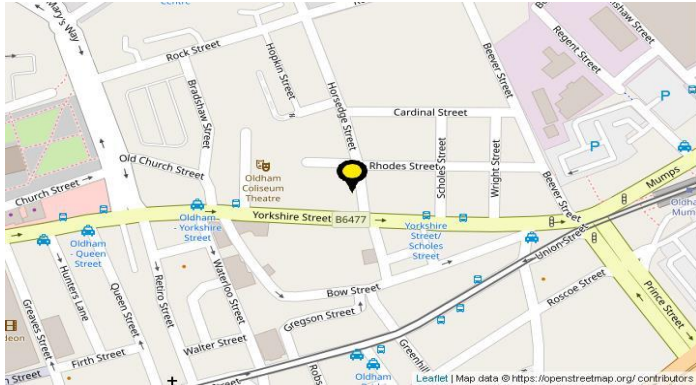
- **Business/Community Space within Office Building**
- **163.82 sq m (1,763 sq ft)**
- **Accessible Entrance from Horsedge Street**
- **2 Allocated Parking Spaces**
- **Could Suit Office, Clinic, Beauty, etc.**
- **Town Centre Location**
- **Close To Metrolink**



TO LET: £22,000 Per Annum, Exclusive

LOCATION

The property is situated at the Junction of Horsedge Street and Bartlam Place in a secondary town centre location, just off Yorkshire Street. Surrounding properties include Giggle and Grow Day Nursery, Blue Coat School, Coliseum Theatre, Oldham Youth Zone and The Cotton Rooms. Metrolink tram services are available at Oldham Mumps and Oldham Central and the main bus station, Civic centre and other amenities are within easy walking distance.



DESCRIPTION

The available space forms part of a former healthcare facility, which is now used as offices for a private housing group. Its current layout provides a smart entrance/reception area leading to a series of small former clinic rooms, staff and client toilet facilities, plus kitchen/breakout room.

It is anticipated that the current layout may not suit a new occupier, and the landlord is prepared to work with interested parties in order to create a revised layout. Occupiers may use the space as clinic or interview space, offices and professional services, community support, beauty/hair, healthcare such as reiki message, yoga etc. Other uses may be considered, and are subject to consent.

ACCOMMODATION

Assuming the current layout would be altered, the likely net internal area could extend to;

163.82 sq m (1,763 sq ft)

SERVICES

We understand that all mains services are available to the property, including gas, however, prospective tenants should make their own enquiries to confirm the same and to ensure that the current supplies meet any specific requirements.

VAT

We are informed that VAT is payable in addition to the rent quoted.

TERMS

The property is available for a minimum term of 3 years on an effective full repairing and insuring basis.

RENT

£22,000 per annum, exclusive.

COMPLIANCE DOCUMENTS

Breakey & Nuttall do not act as Managing Agents for the subject property. Compliance Records have been requested and to date no compliance records have been provided. 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.

SERVICE CHARGE AND BUILDING INSURANCE

A contribution towards building insurance will be payable in addition to annual service charge.

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

Business rates are included in the rent.

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:

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. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract VB/GDO/A689 July 21

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.