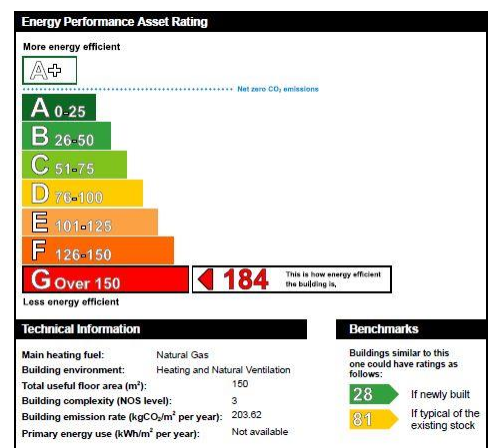


11 Rhodes Street, Oldham, OL1 3TG



- 122.38 sq m (1,317 sq ft)
- Town Centre Location
- Car Parking to Front
- Detached Building
- Suitable for a Number of Alternative Uses (subject to consents)
- Previously Used as a Dental Surgery
- Property to be Refurbished
- Incentives Available (Subject to Terms)



TO LET: £11,000 Per Annum, Exclusive

Sales | Lettings | Lease Renewals | Rent Reviews

Acquisitions | Commercial/Residential Valuation & Surveys

General Lease Advisory | Property Management

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.



DESCRIPTION

The property comprises a detached unit with parking to the front for approximately 5 cars. It has been used for many years as dental laboratory and surgery. 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 surgeries, offices, service spaces and staff facilities, the property also benefits from a roller shutter loading door to the rear on Rhodes Street.

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 for a term to be agreed on a full repairing and insuring basis. A Tenant will reimburse the Landlord for the cost of annual 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.

BUSINESS RATES

The property has been assessed for rating purposes as follows:
Rateable Value: £10,500 (2010 Rating List)
Uniform Business Rates 2016/2017: £0.497
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 payable in addition to the rent quoted.

VIEWING

Please contact the office on 0161 660 3101 to arrange a viewing of the property, or alternatively email one of the contacts listed below.

CONTACT DETAILS

Glenn Drake-Owen - Surveyor
E: glenn@breakeynuttall.co.uk M: 07794 096 547

Ella Wild – Surveyors Assistant
E: ella@breakeynuttall.co.uk T: 0161 660 3101

TENANT 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 www.bpf.org.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 fixture 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 JB/GDO/A491 December 18

12 | 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.