

To Let

Prominent Former Bank

1051 Oldham Road, Newton Heath, Manchester, M40 2EH



Location

The property is located in a prominent position on the A62 Oldham Road, close to its junction with Dean Lane, in the Newton Heath district, approximately 2.5 miles from Manchester city centre, and 4 miles south west of Oldham town centre. There are new residential developments to the side and rear accessed via Dixon Street and Oldham Road.

Description

A former bank premises which is arranged over ground floor, with additional basement storage. The property could suit a number of business uses, and would particularly suit retail or office use. There is on street parking to the side.

Accommodation

Ground Floor	1,405 sq ft	130.6 sq m
Basement	523 sq ft	48.7 sq m

Terms

The property is available by way of an assignment of the existing lease, which expires on 23rd June 2027, with a current passing rent of £8,200 per annum, exclusive. The next rent review is understood to be 24th June 2020. Alternatively, a XLTa sub lease for a shorter term may be available.

Business Rates

The property is assessed for rates as follows:

Rateable Value: £8,200
Rate in £ (2018/19): 48.0p
Rates Payable: £3,936

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property currently has the benefit of A2 (Financial Services) and A1 (Retail) but may be suitable for A3 (Restaurant) planning consent, subject to planning consent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

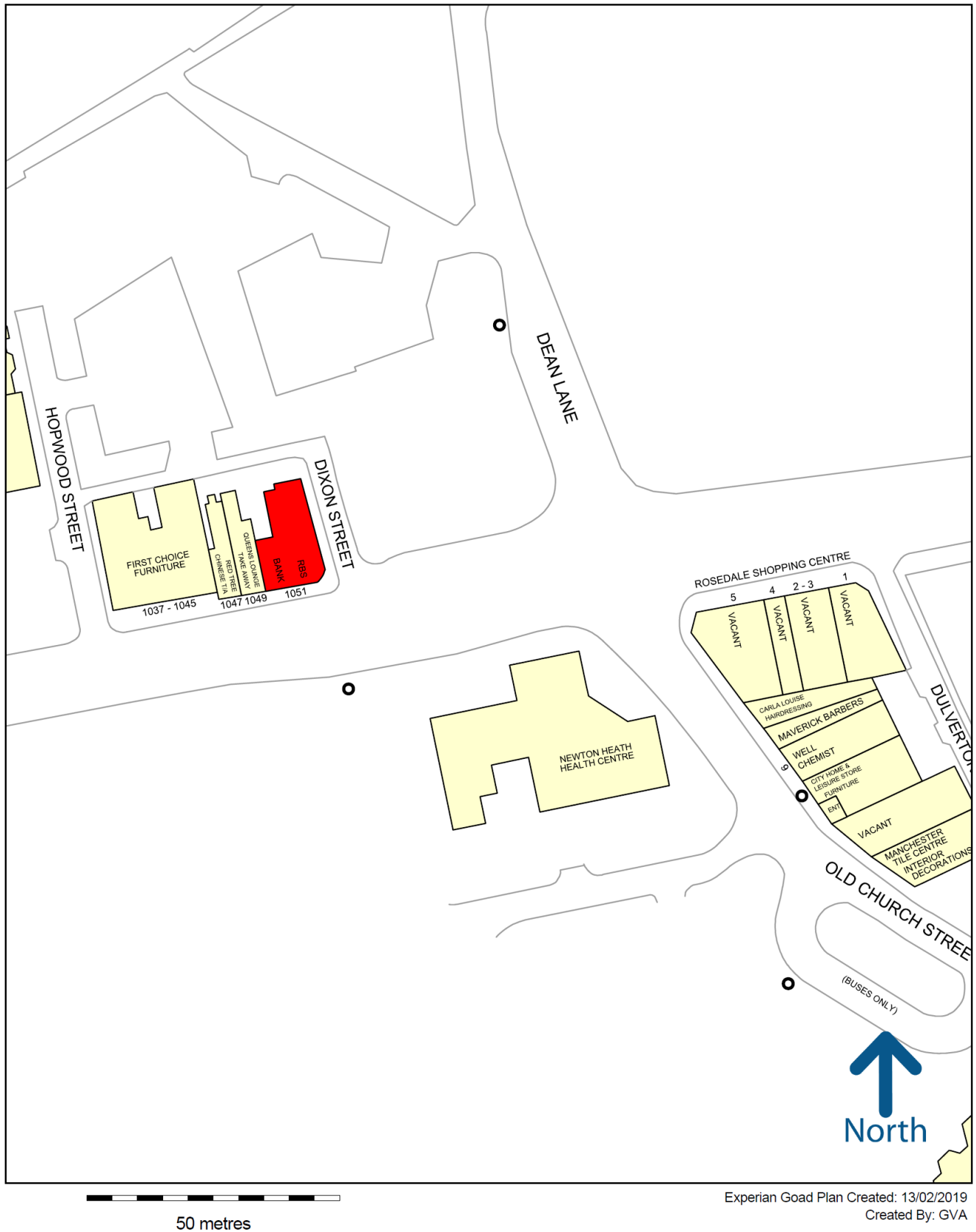
C 75. The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



Avison Young

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