

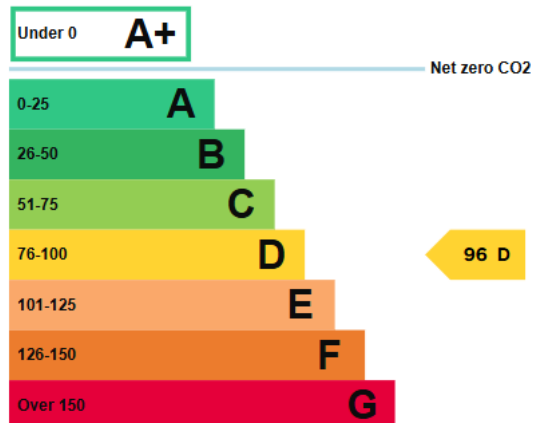
121-123 Yorkshire Street, Oldham, OL1 3TQ



- Two Storey Town Centre Retail/Office Premises
- 154.40 sq m (1,662 sq ft) NIA
- Prominent Corner Position
- Separate Entrance to First Floor
- Parking Bay to Rear
- Close to Oldham Mumps Tram Stop
- Suitable for a Variety of Businesses (subject to consent)
- No Hot Food Uses
- Rental Incentives as a Contribution to Flooring & Redecoration (subject to terms)

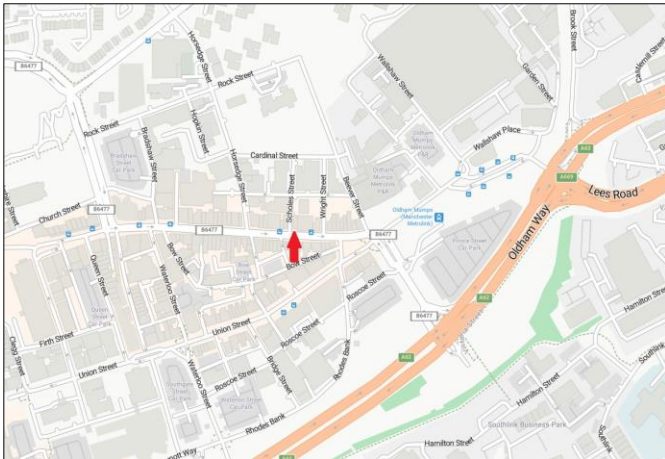
TO LET: £13,000 per annum, exclusive
MAY SELL: Offers in Excess of £275,000

This property's energy rating is D.



LOCATION

The property is situated on Yorkshire Street in a prominent corner position as the junction of Scholes Street adjacent to Italian Restaurant, Stocco Oldham and close to other established businesses, such as Tymbuktu Health & Beauty, Zutti Co and Nursery Goods Direct. It is within walking distance of other town centre amenities and is close to Oldham Mumps (Manchester Metrolink).



DESCRIPTION

Two storey retail/office premises extending to 154.40 sq m (1,662 sq ft) or thereabouts. The ground floor provides open plan sales/reception office, rear office/meeting room, kitchen, toilet facilities and loading area. The first floor, which is open plan, currently accessed via a stairwell from the ground floor but has the benefit of a separate entrance from Scholes Street. There is a small storeroom to the rear and toilet facilities. The property has the benefit of one car parking bay to the rear.

ACCOMMODATION

From measurements taken on site, we understand that the approximate net internal floor area is:

Ground Floor	Sales/Reception	33.64 sq m (362 sq ft)
	Rear Office	35.76 sq m (385 sq ft)
	Loading Area	6.69 sq m (72 sq ft)
	Kitchen	3.80 sq m (41 sq ft)
	WC Facilities	
First Floor	Open Plan Office	68.49 sq m (737 sq ft)
	Rear Storeroom	6.00 sq m (65 sq ft)
	WC Facilities	
Total		154.40 sq m (1,662 sq ft)

SERVICES

We understand that mains electricity, water, gas and drainage are available. Prospective Buyers/Tenants should make their own enquiries to confirm services available are suitable for specific requirements.

TERMS

The property is available for a minimum term of three years on a full repairing and insuring basis. Buildings insurance is reviewable and payable annually in advance.

TENURE

We understand the property is long leasehold for a term of 1,000 years from 11th March 1847. Solicitors will confirm this.

RENT £13,000 per annum, exclusive

PRICE Offers in Excess of £275,000

VAT

We are informed that VAT is payable in addition to the rent and other costs/prices quoted.

LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation.

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: Shop and premises. Rateable Value: £7,400. Uniform Business Rates 2024/2025:£0.499/£0.546. Prospective Buyers/Tenants must check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Oldham MBC, (T) 0161 770 3000 (W) www.oldham.gov.uk

VIEWING

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

DUE DILIGENCE

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID will be required for a proposed purchaser/Tenant where an offer has been accepted, in principle and prior to the instruction of solicitors.

NOTE:

Breakey & Nuttall do not act as Managing Agents for the subject property. 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. 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.

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. Viewing is at own risk. Circumstances may change beyond our control after the publication of these particulars. Subject to Lease/Contract JCN/LO'B/A - 424 July 25

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Regulated by RICS

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