

HIGH STREET PROPERTY / CLASS A2

34 Yorkshire Street, Oldham OL1 1SE



**Price: £165,000**

**Ground Floor Area**

1,153 Sq ft / 107 Sq M

**LET**

**Viewing Strictly through the sole selling agent.**

**Barker Proudlove**

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**Location:**

Oldham is a town in Greater Manchester, North West of England, located approximately 5 miles (8.5 km) southeast of Rochdale and 7 miles (11 km) northeast of Manchester. Oldham had an estimated population of 230,800 in 2015.

The subject property is located on Yorkshire Street, which is a secondary/tertiary retail pitch, to the east of the town's retail core.

The subject property benefits from a corner position but is located on the non-pedestrianised section of Yorkshire Street, with uses in the location being mainly pubs, bars and takeaways.

**Proposal:**

We are seeking a price of £165,000 exclusive.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1153	107.1
First Floor	1083	100.6
Second Floor	1103	102.5

**Business Rates:**

The premises currently has a rateable value of £17,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - D

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

July 2020

Subject to Contract

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