

HIGH STREET PROPERTY / CLASS A2

35 Albion Street, Oldham OL1 3BQ

**Rent: £18,750 PA****Area**

99 Sq ft / 9 Sq M

LET**Viewing Strictly through the sole letting agent.****Barker Proudlove****Andrew McGuinness****Mob:** 07769 641622**Email:** andrew@barkerproudlove.co.uk

Location:

The subject premises are located a short distance from the Spindles and Town Square shopping centres and opposite the long established Tommyfield Market Hall, within the main shopping district of Oldham Town Centre.

Demise:

Ground Floor

Sq Ft

650

Sq M

60.39

Rent:

£18,750 per annum exclusive.

Tenure:

Available by way of an assignment/subletting of the existing lease which is due to expire 29th January 2022. An extended term may be available, for further information please contact the leasing agent.

Business Rates:

We understand that the unit is assessed under the 2017 revaluation at £7,100.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Oldham Council.

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.

Service Charge:

Further details upon request.

EPC:

Energy Performance Asset Rating - C

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:

February 2020

Subject to Contract

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