



markwarburton
CHARTERED SURVEYORS

TO LET



LOCK UP RETAIL PREMISES WITHIN LONG ESTABLISHED RETAIL DEVELOPMENT

541 sq. ft (50 sq. m)

1 ST THOMAS PARADE, THOMAS STREET, LEES, OLDHAM, OL4 5BT

PROPERTY DESCRIPTION

The property has traded as a children's shoe shop for a period of around 20 years within a terraced block of retail units comprising established uses such as card/gift ware, dry cleaners, kitchen showroom, fruit and veg shops etc.

It is a middle of terraced lock up shop unit with full display frontage to Thomas Street with an overnight shutter. The current internal arrangement comprises open plan sales and display to the front and separate stockroom and storage to the rear, which also accommodates staff facilities.

The shop is very well specified internally with a good standard of decoration, carpeting, laminate flooring, and lighting. Free car parking facilities close by within the village.

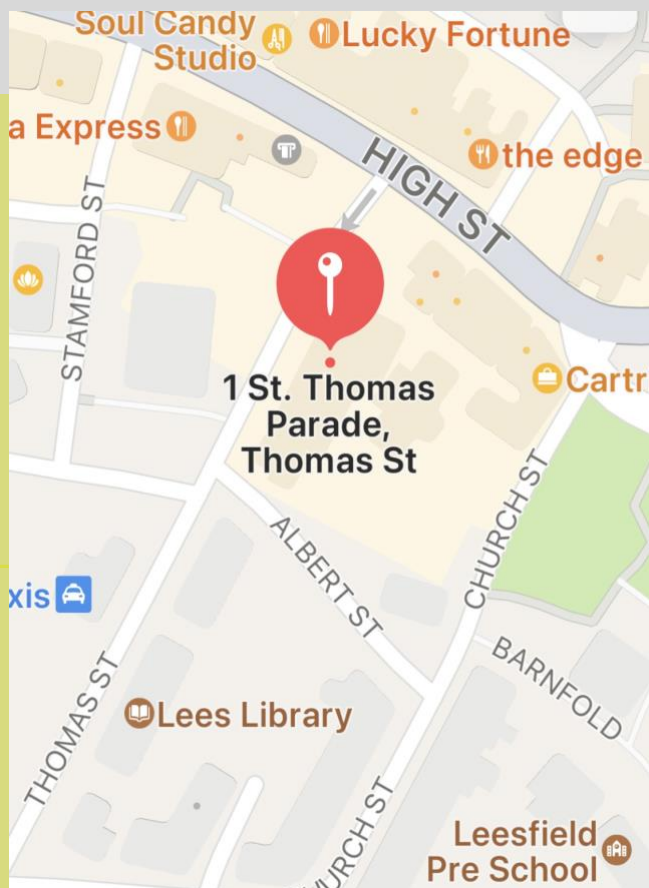


PROPERTY LOCATION

The property occupies a prominent position within the centre of Lees village in a well-established retail, commercial and residential locality.

Thomas Street runs just off the main A669 High Street/Lees Road which passes straight through the village. The property fronts directly onto Thomas Street very close to and visible from the junction with High Street

The property is well placed within the village and for easy access to local amenities and services, Oldham town centre and the popular rural/semi-rural district of Saddleworth which is a 5 minutes' drive away.



SERVICES

We understand that all mains electricity, water, and drainage connections are available at the property.

RATES

The property is assessed to a Rateable Value of £9,700.

TERMS

The property is available under the terms of a new lease to be drafted on a full repairing basis and at an initial rent of £10,500/annum.

ENERGY PERFORMANCE

Certificate available on request

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 0776 997 0244.
E: mark@mwproperty.co.uk



FLOOR AREAS

The whole property extends to a gross internal floor area of 541 sq. ft as follows:

Shop Sales	373 sq. ft	35 sq. m
Stockroom	168 sq. ft	15 sq. m
Total	541 sq. ft	50 sq. m

SUMMARY:

- Centre of village position
- Close to village amenities, free local car parking and transport links
- Alternative use potential, offices, café/coffee shop, consulting room etc. (subject to consents)



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