

# TO LET

PROPERTY ID: 100-063



markwarburton

CHARTERED SURVEYORS



**LOCK UP RETAIL PREMISES WITHIN LONG ESTABLISHED RETAIL DEVELOPMENT.**

**580 sq. ft** (54 sq. m)

**3 ST THOMAS PARADE, THOMAS STREET, LEES, OLDHAM, OL4 5BT.**

## PROPERTY DESCRIPTION

The property has traded successfully as homewares, lifestyle, and gifts shop for many years within a terraced block of retail units comprising established uses such as a card shop, gents barbers, 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 security grilles and an overnight shutter. The current internal arrangement comprises open plan sales and display to the front and separate sales office and stockroom/utility storage to the rear, which also accommodates staff facilities.



The shop is very well specified internally with a good standard of decoration, laminate flooring, suspended ceiling with modern light fittings and provides an open plan sales environment.

The unit has an outside wall to the rear which can accommodate ventilation ducting for takeaway use if so required.

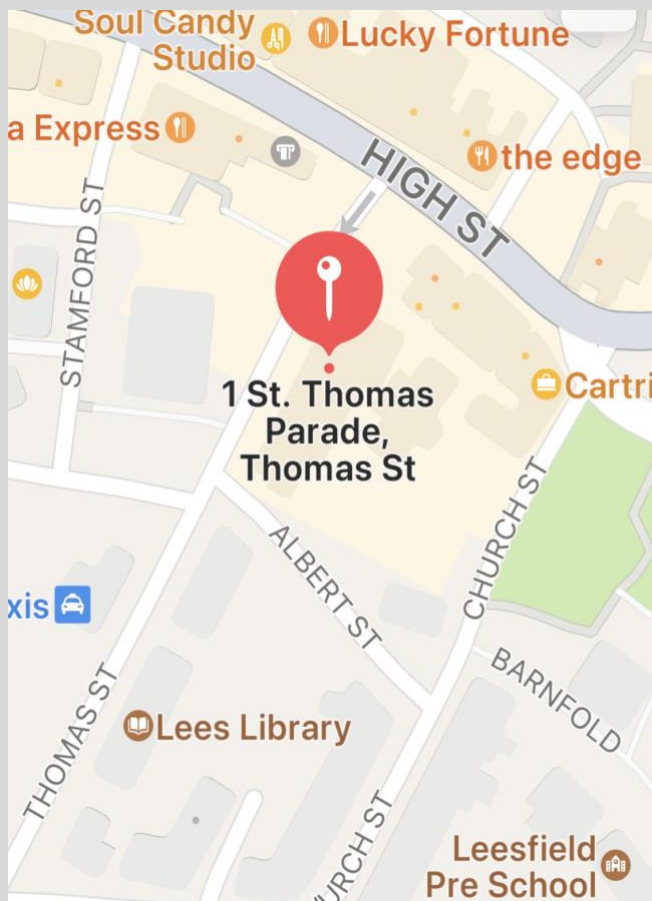
Closeby there is a free car parking within the village.

## PROPERTY LOCATION

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

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.



## PROPERTY PHOTOS





## SERVICES

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

The property has central heating installed and an intruder alarm.

## ENERGY PERFORMANCE

Available on request.

## RATES

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

## TERMS

The property is available under the terms of a new 3-year lease to be drafted on a full repairing basis and at an initial rent of £9,900/annum in the first year then £10,200/annum in the second and third years.

## 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.



## FLOOR AREAS

The property extends to a gross internal floor area of 580 sq. ft as follows:

Area	SQ. FT	SQ. M
<b>Shop Sales</b>	407	38
<b>Sales Office</b>	100	9
<b>Stockroom etc</b>	73	7
<b>Total</b>	<b>580</b>	<b>54</b>

## SUMMARY:

Centre of village position

Close to village amenities, free local car parking and transport links

Alternative use potential, offices, café/coffee shop, take away, consulting room etc.

(subject to consents)

## VIEWING

By prior appointment with the Sole Agents:

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



**Mark Warburton Properties LLP conditions under which particulars are issued.**

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.