



markwarburton  
CHARTERED SURVEYORS

ID 100-076

## TO LET

BRAND NEW LOCK UP RETAIL/COMMERCIAL UNITS WITHIN  
LONG ESTABLISHED VILLAGE CENTRE

SUITABLE FOR VARIOUS BUSINESS USES (subject to consent)

**538 - 1,076 SQ. FT / 50 - 100 SQ. M**



GREENE PARADE, UNITS 1 & 2 THOMAS STREET,  
LEES, OLDHAM, OL4 5DA

## PROPERTY LOCATION

Greene Parade occupies a highly prominent position at the junction of Thomas Street and High Street (A669) within the centre of Lees village. Lees is a very long well-established retail, commercial and residential locality principally serving the local community.

The property fronts directly onto Thomas Street immediately next to Lees Library and opposite St Thomas Parade which accommodates a number of well-known local traders including a tanning studio, café, fruit and veg shop, a gent's barbers, and a dry cleaners.

Greene Parade 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 short 5 minutes' drive away.



**UNITS 1 & 2 - GREENE PARADE**

**A669 (HIGH STREET)**

**THOMAS STREET**

**WILD STREET**

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- Centre of village position.
- To Let separately or together.
- Close to village amenities, free local car parking and transport links.
- Alternative use potential; showroom, commercial offices, café/coffee shop, consulting room etc.
- The property fronts directly onto Thomas Street immediately next to Lees Library.

Greene Parade is a newly developed block of two single storey semi-detached retail commercial units. These are now offered to let as single units, or they can be combined to accommodate a larger user.

The property has been constructed in natural stone with a solid concrete floor and a mono pitched slate roof rising front to rear and as such the ingoing tenant could accommodate a small mezzanine area towards the rear of the main shop/commercial area. There is a separate utility, kitchen and wc area at the rear of each property together with very handy storage within the rear roof void.

The units have large aluminium framed display frontages and access at the rear for loading. They have been finished to a good specification internally which includes plaster and skim painted walls and LED spot lighting within the ceiling.

There are closeby free car parking facilities within the village along both Thomas Street and the nearby Church Street, Princess Street and Warrington Street.



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## SERVICES

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

The units have ceiling mounted combined heating and air conditioning units and an intruder alarm.

## RATES

To be assessed on occupation of the incoming tenant.

## LEASE TERMS

The units are available under the terms of new full repairing and insuring leases for a period/s to be agreed. Rental details on application.

## 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.

## FLOOR AREA

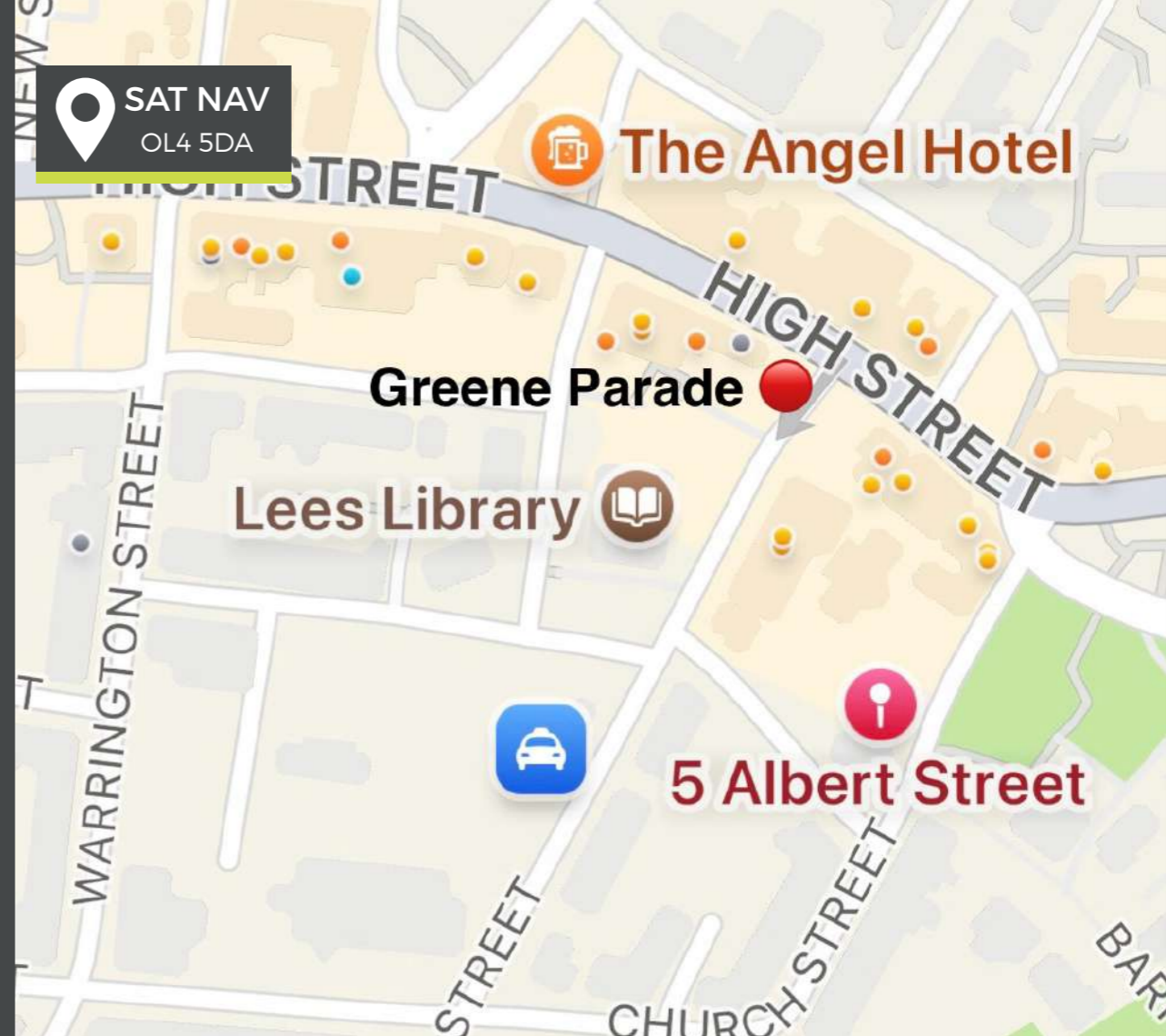
Each unit extends to a total net internal area of some 538 sq. ft. made up as follows:

Shop Sales	398 sq. ft	37 sq. m
Utility / Kitchen / WC	69 sq. ft	6 sq. m
Roof void Storage	71 sq. ft	7 sq. m
TOTAL	538 sq. ft	50 sq. m

### VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors  
T: 07769 970 244  
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