



OLDHAM

3 TOWN SQUARE

OL1 1XE

LOCATION

The Property is situated in the town centre of Oldham, within Greater Manchester. Oldham sits approximately 9 miles to the north of Manchester, with direct links to the M60.

The property sits on one of the main entrances into Town Square and The Spindles Shopping Centre. It's located adjacent to **Boots** and **The Body Shop** and in close proximity to **Primark**, **Poundland** and **H&M**.

ACCOMMODATION

The Premises are arranged over Ground and First Floors, comprising the following approximate areas:

Ground Floor Sales	1,695 sq ft	157 sq m
First Floor Sales	985 sq ft	92 sq m
First Floor Ancillary	582 sq ft	54 sq m
Total Floor Area	3,262 sq ft	303 sq m

TERMS

The Virtual Freehold can be made available, or alternatively the property is available by way of a new full repairing and insuring lease, for a term to be agreed.

RENTAL

Upon Application

BUSINESS RATES

Rateable Value 2020	£41,250.00
Rates Payable 2020/2021	£20,748.75

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority

EPC

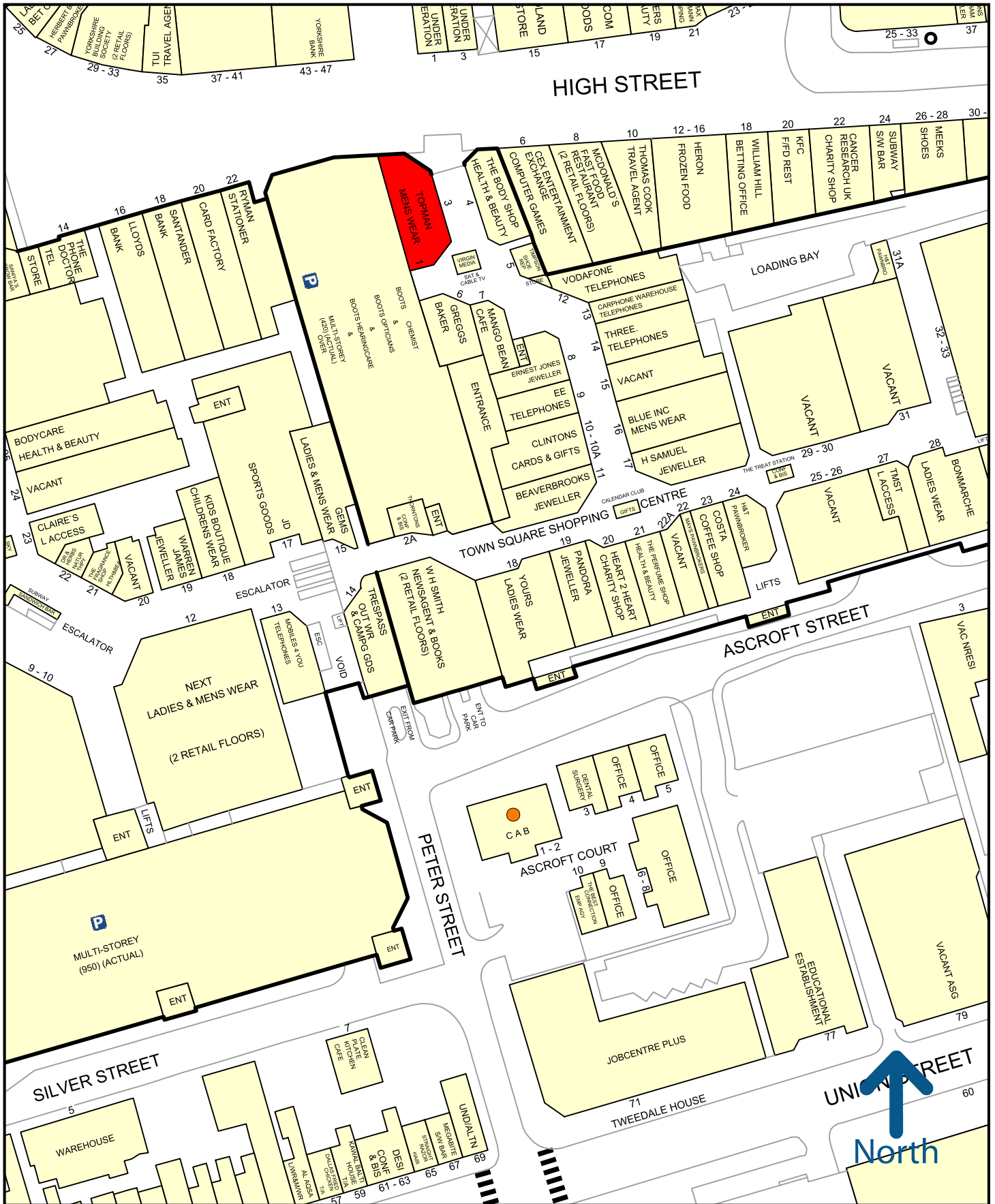
An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

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OR JOINT AGENTS

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50 metres

Experian Goad Plan Created: 26/03/2020
Created By: AS Retail Property Services Limited



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