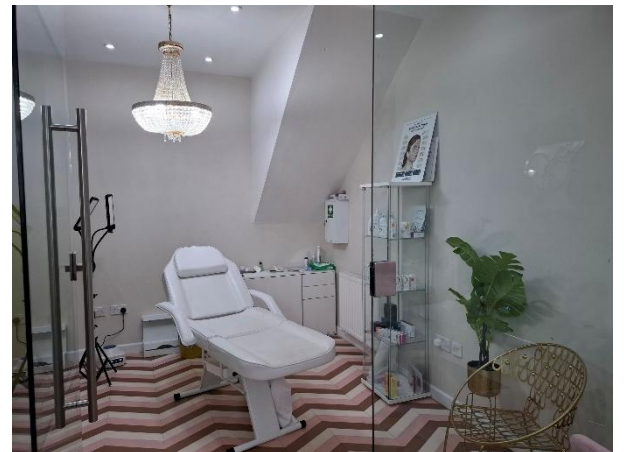
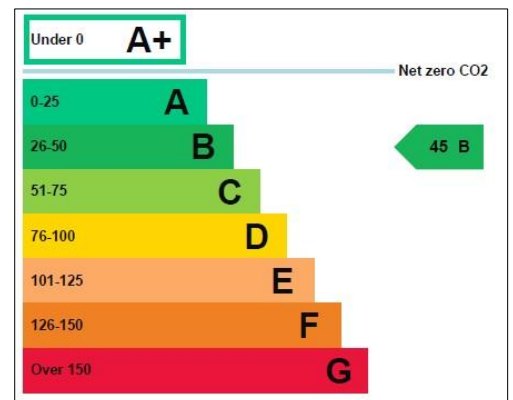


16 Market Place, Heywood, OL10 4NL



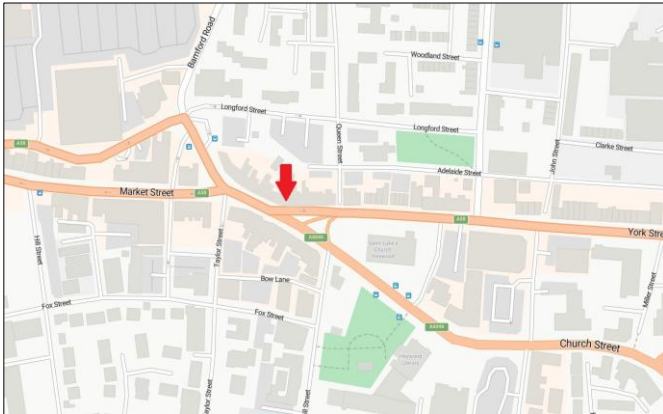
- Ground Floor Retail/Office Premises
- Prominent Town Centre Position
- 53.05 sq m (571 sq ft) NIA
- Contemporary Accommodation
- Glazed Display Frontage
- Security Roller Shutter Fitted
- Suitable for a Variety of Uses (Subject to Consent)



TO LET: £12,500 per annum, exclusive

LOCATION

The property is situated on Market Place close to its junction with York Street and Market Street (A58) in the town centre of Heywood. It is in a prominent position, close to the prime town centre area, at the eastern end of Market Street, and near to town centre car parks. Surrounding occupiers include Ryder & Dutton Estate agents, Miller Care Mobility and a variety of other businesses and retailers.

**DESCRIPTION**

Ground floor retail/office premises with existing shop/sales area extending to 53.05 sq m (571 sq ft) incorporating glass partitioned room/office. A tea point and WC will be installed. The property benefits from a glazed frontage fitted with roller shutters. Suitable for a number of uses subject to consent.

ACCOMMODATION

From measurements taken on site we understand that the approximate net internal floor areas are:

Ground Floor

Shop/Sales Area	53.05 sq m	(571 sq ft)
TOTAL	53.05 sq m	(571 sq ft)

SERVICES

We understand that mains gas, electricity, water and drainage are available to the property and where direct feeds are not available, utilities will be sub metered and usage recharged following regular meter readings. Prospective Tenants should check to ensure that services are sufficient for purpose.

TERMS

The property is available for a term to be agreed on an effective full repairing and insuring basis. Tenant to reimburse the Landlord for the cost of annual buildings insurance.

RENT

£12,500 per annum, exclusive.

LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation and an undertaking will be required.

LANDLORD & TENANT ACT 1954

The Lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

BUSINESS RATES

The property is currently assessed as a whole for rating purposes as follows:

Shop & Premises - Rateable Value: £8,800

Uniform Business Rates 2026/2027: £0.480/£0.432

Prospective Tenants should refer to Rochdale BC to confirm these details.

Potential eligibility for Small Business Rates Relief. Prospective tenants should check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Rochdale BC, (t) 01706 647 474 (W) www.rochdale.gov.uk

VAT

We are informed that VAT is not payable in addition to rent and costs in this instance.

VIEWING

Strictly by prior appointment with Breakey and Nuttall 0161 660 3101, option 1. Please refer to the notes section below.

TENANT DUE DILIGENCE

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID will be required for any Tenant and Personal Guarantor where an offer, is accepted, in principle. In addition to this, various other credit and checks to confirm financial standing will be completed including proof of property ownership. A minimum rent deposit equivalent to three month's rent will be required.

NOTE:

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement.

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. We have not been provided with any of the following compliance records for the property; Asbestos Management Survey & Risk Register/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Should you arrange to view the property, it will be assumed that you do so at your own risk.

Prospective tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract BN/JCN/LP 4561/1 March 26

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | info@breakeynuttall.co.uk W | www.breakeynuttall.co.uk

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.