

# TO LET

PROPERTY ID: 100-055



## LOCK UP RETAIL PREMISES WITHIN LONG ESTABLISHED RETAIL DEVELOPMENT

**400 sq. ft** (37 sq. m)

**6 ST THOMAS PARADE, THOMAS STREET, LEES, OLDHAM, OL4 5BT**

## PROPERTY DESCRIPTION

A small and economical lock up unit with a nice specification which includes modern décor, laminate flooring and good quality lighting all providing an open plan arrangement.

The property has traded successfully as a fruit and vegetable shop for a number of years within a terraced block of retail units comprising established uses such as card/gift ware, dry cleaners, kitchen showroom, household/lifestyle products etc.

It is a middle of terraced lock up shop unit with full display frontage facing High Street with an overnight shutter.

Closeby free car parking facilities 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 fronting the main High Street through the village

Thomas Street runs just off High Street/Lees Road (A669) which passes straight through the village. The property fronts High Street at the junction with Thomas 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.



### SUMMARY:

- Centre of village main road fronting 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)



## FLOOR AREAS

Shop Sales - 400 sq. ft

## ENERGY PERFORMANCE

Certificate available on request.

## SERVICES

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

The property has central heating installed and an intruder alarm.

## 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.

## RATES

The property is assessed to a Rateable Value of £6,600.

## 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 £7,200/annum.

## VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 0776 997 0244.

E: mark@mwproperty.co.uk



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