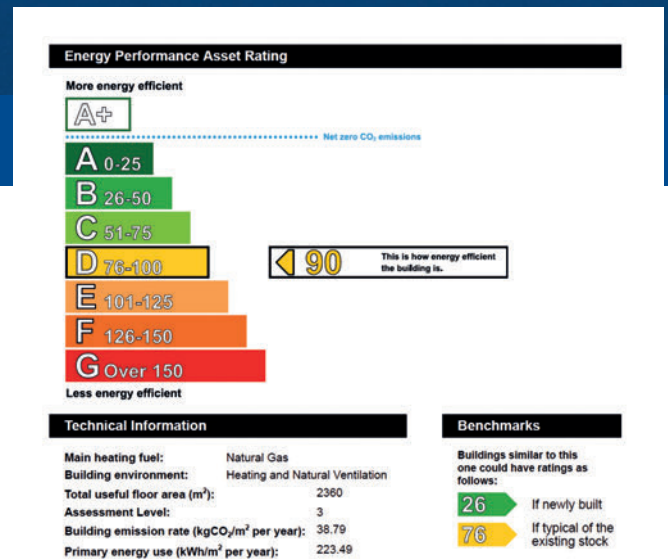


# TO LET

57 Roundthorn Road, Oldham, Lancashire, OL4 1BD



- Warehouse / Storage / Distribution Premises
- 2,137.28 sq m (23,005 sq ft)
- Gated Yard to Front
- Three Levels of Accommodation including Mezzanines
- Reduced Height under Mezzanine Floors
- Loading Bay
- 3 Phase Electricity
- Minimum Lease Term - 3 Years



## Description

Extended mill premises, which have most recently been used and adapted for clothing manufacture and distribution. The ground floor is in two main parts, workshop/storage and loading bay to the front yard, both now with mezzanine levels, reducing the height of each level, but providing extra space. The max height under the mezzanine is 2.04m. The first floor has maximum height of 4.36m, and staff facilities including office accommodation at one end. There is a yard to the front on to Roundthorn Road, and another loading area from Back Gladstone Street to the side. The property would suit warehouse, manufacturing or storage use, and alternative uses may be considered, subject to Landlord approval.

## Floor Areas

Ground Floor	<b>648.87 sq m</b>	<b>(6,985 sq ft)</b>
Mezzanine 1	<b>418.73 sq m</b>	<b>(4,507 sq ft)</b>
Mezzanine 2	<b>70.13 sq m</b>	<b>(755 sq ft)</b>
Loading Bay	<b>131.30 sq m</b>	<b>(1,413 sq ft)</b>
Mezzanine 3	<b>96.14 sq m</b>	<b>(1,035 sq ft)</b>
Store	<b>64.23 sq m</b>	<b>(691 sq ft)</b>
Store Mezzanine	<b>53.35 sq m</b>	<b>(574 sq ft)</b>
First Floor	<b>654.53 sq m</b>	<b>(7,045 sq ft)</b>
<b>Total</b>	<b>2,137.28 sq m</b>	<b>(23,005 sq ft)</b>

## Location

The property is located at the junction of Roundthorn Road and Salisbury Road. Roundthorn Road can be accessed from Glodwick Road, approximately 1 mile to the south east of Oldham town centre. Nearby occupiers include Harveys Workwear and Connect Medical Systems.

## Business Rates

The property has been assessed for rating purposes as follows:

**Rateable Value:** £21,500

**Uniform Business Rates:** 2020/2021: £0.512

Prospective tenants must check and confirm rates payable with the Local Authority.

## Terms

The property is available for a term to be agreed on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings. The current premium is approximately £5,600.

## Services

We understand that gas, electricity and water are available to the property, however, prospective tenants should make their own enquiries to confirm current supplies meet any specific requirements.

## VAT

We are informed that VAT is not payable in addition to the rent quoted.

## Legal Costs

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter.

## 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).

## Local Authority

Oldham MBC Civic Centre West Street Oldham OL1 1UT.  
(T) 0161 770 3000 (W) [www.oldham.gov.uk](http://www.oldham.gov.uk)

## Viewing

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

## Notes:

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. The Code is available at <http://www.lettingbusinesspremises.co.uk/>

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are approximate, 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/Annual Gas Safety Certificate/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Viewing is at prospective purchasers/tenants own risk.

Prospective purchasers/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 VB/GDO/A646 September 20

## RENT

**£65,000** per annum, exclusive

**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.