

# TO LET

## Ground Floor,

### 540-542 Oldham Road, Manchester, M40 8BS.

4,101 sq.ft (380.99 Sq.m)

A well presented, ground floor unit with air conditioning and ample rear parking.



- Exclusive Car Parking Spaces
- Roadside Frontage
- Available on New Lease Terms
- Air Conditioning



**Bruton Knowles LLP**  
Stamford House, Northenden Road, Sale, M33 2DH.

# Ground Floor Unit, 540-542 Oldham Road.

## LOCATION

The property is situated on the South side of Oldham Road (A62), a major access route in to Manchester City Centre. The property as a whole benefits from road side frontage facing Oldham Road, an arterial route in and out of Manchester City Centre. The car parking spaces associated with the Property are accessed to the rear via are accessed off Sawley Road and Varley Street. The unit has good prominence to passing traffic, both vehicular and pedestrian and sits near to the junction with Varley Street and Collyhurst Street.

## DESCRIPTION

A ground floor unit of 4,101 sq. ft. previously occupied by a convenience store operator. The premises comprises largely open plan area with sub partitioning in place in areas and is fully air conditioned. The Property has access points at both the front and rear with automatic sliding doors. Externally the Property has a glass façade and sits below two storeys of office space. The Property has allocated parking to the rear, the amount of which is to be confirmed on application.

## ACCOMMODATION

|                            | Sq ft        | Sq m          |
|----------------------------|--------------|---------------|
| Ground Floor               | 4,101        | 380.99        |
| <b>Total (NIA Approx.)</b> | <b>4,101</b> | <b>380.99</b> |

## RATES

The Valuation Office Agency has entered the property into the 2017 list with a rateable value of £35,250. Interested parties should rely on their own enquiries with the Local Rating Authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of class B (47). A copy of the EPC can be provided on request.



## VAT

If elected, VAT will be payable on the rental at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own professional costs incurred in the transaction.

## PLANNING

The property currently has permitted use for A1 - Retail under the Town and Country Planning Act (Use Classes Order) 1987.

## SERVICES

We understand that the property is connected to mains electric, water and drainage but have not carried out any tests in this regards.

## TERMS

The property is to be let by way of a new lease. Quoting terms on application.

## VIEWING

Viewings are by appointment with the sole agents. Please contact Bruton Knowles directly.



## CONTACT

**Ben Thompson BSc (Hons)**

0161 327 2771

ben.thompson@brutonknowles.co.uk

**Matthew Hatchard BSc (Hons) MRICS**

0161 327 2771

Matthew.hatchard@brutonknowles.co.uk



**Important Notice** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.