

TO LET

**Modern double-fronted retail unit
161.28 sq m (1,736 sq ft) net lettable**



20-22 MARKET STREET, SHAW, OLDHAM OL2 8NH

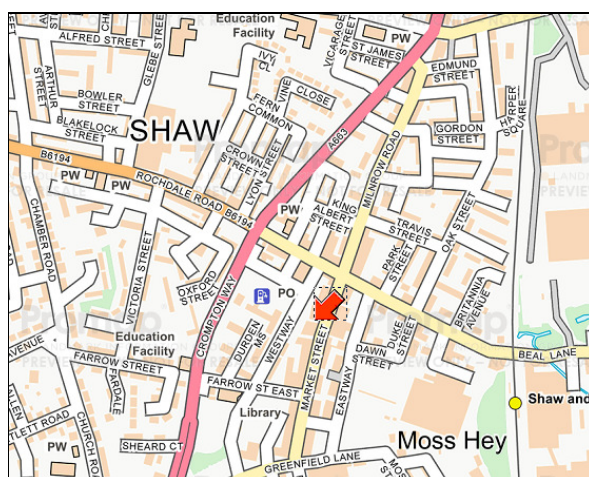
- Modern double-fronted shop with excellent open-plan retail space
- Prominent main high street trading position
- Busy town centre
- Nearby free public car-parking
- First floor two bedroom flat with garage available if required

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

20-22 Market Street, Shaw, Oldham

Description

The property comprises a modern double-fronted retail unit forming part of a detached two-storey building which incorporates a self-contained first floor flat. It is of brick and slate construction.



The shop benefits from electrically operated security shutters and provides L-shaped open-plan retail space. There is a lock-up garage to the rear which can be used for storage purposes.

The first floor flat is separately accessed and self-contained. It is available to let if required.

Location

Shaw is a busy town centre situated approximately 2½ miles north-east of Oldham.

The property occupies a prominent position along the main high street, which comprises a mixture of national and local traders.

There is free public car-parking available to the rear of the property.

Accommodation

Main retail area 4.6m x 15.4m

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

01706 638341
info@boltonmarshall.co.uk
www.boltonmarshall.co.uk

Misrepresentation: BOLTON MARSHALL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Bolton Marshall has any authority to make or give any representations or warranty whatever in relation to this property.

Right hand retail area 5.95m x 6.45m
Passageway leading to toilet with wc and wash basin
First floor storeroom
Kitchen
Lock-up single garage
Enclosed rear yard

Services

Mains water, electricity and drainage are connected.

There are electric fan heaters above the shop entrance door.

Business Rates

Rateable Value £22,500.

Energy Performance Certificate

The property has an EPC with an Energy Performance Asset Rating of D88. It was issued on the 14th October 2015.

Terms

The property is available to let by way of a new full repairing and insuring lease for a minimum term of 3 years.

Rent

£23,500 pa exclusive.

Viewing

By appointment with this office on 01706 638341 or contact Joe Ainscough 07535 516113 ja@longdencook.com

Ref: PSM/dm/A142
Date: 14th September 2018.

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

01706 638341
info@boltonmarshall.co.uk
www.boltonmarshall.co.uk

Misrepresentation: BOLTON MARSHALL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: i) The particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Bolton Marshall has any authority to make or give any representations or warranty whatever in relation to this property.