

Lot 27

£45,000 Per Annum
Exclusive

22 High Street, Oldham, Lancashire OL1 1JA Modern Freehold Retail Investment



Key Details

- Let to Cancer Research UK
- 10 year lease from December 2017 (subject to option)
- Fronts Town Square Shopping Centre
- Nearby occupiers include Primark, Boots the Chemist, WHSmith, Pandora, The Body Shop, H Samuel, Heron Foods, Sports Direct, Poundland, McDonald's and KFC

Location

Miles: 7 miles north-east of Manchester
Roads: A62, A627 (M), M60, M67
Rail: Mills Hill
Air: Manchester Airport

Situation

Oldham is located approximately 7 miles north-east of Manchester. The property is located in a prime position on the southern side of High Street, and fronts Town Square Shopping Centre, which includes retailers such as Boots the Chemist, WHSmith, Pandora, The Body Shop and H Samuel. Other retailers on High Street include Primark, Sports Direct, Poundland, Heron Foods, McDonald's and KFC.

Description

The property comprises a modern, double-fronted shop with trading accommodation arranged on the ground and first floors and ancillary accommodation arranged on the basement and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

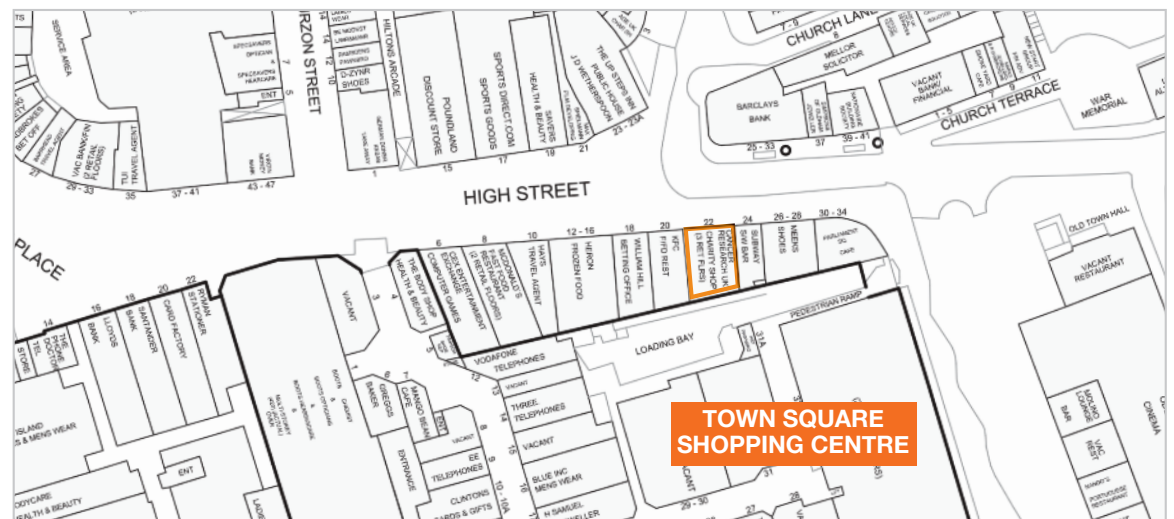
Energy Performance Certificate

Band E. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	145.80 sq m (1,569 sq ft)	CANCER	10 years from	£45,000	22/12/2022
First	Retail	102.70 sq m (1,105 sq ft)	RESEARCH UK (1)	22/12/2017 until		
Second	Ancillary	133.80 sq m (1,440 sq ft)		21/12/2027 (2) on		
Basement	Ancillary	144.60 sq m (1,556 sq ft)		a full repairing and insuring lease		
Total		526.90 sq m (5,670 sq ft)			£45,000	

- (1) www.cancerresearchuk.org trade from approximately 600 shops across the UK.
(2) The lease provides for a tenant option to determine on 22/12/2022.



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