



37 HENSHAW STREET | OLDHAM | OL1 1NH



1,180 sq ft (110 sq m)

**** TOWN CENTRE POSITION****
**** CLOSE TO MARKET HALL & TOMMYFIELD OUTDOOR MARKET AND MAJOR TRANSPORT LINKS ****
**** PEDESTRIANISED STREETSCENE ****

TO LET

**TOWN CENTRE RETAIL PREMISES
(Formerly AGE UK)**

DESCRIPTION

The property is the longstanding former Oldham town centre base of Age UK and is a traditional middle of terrace retail unit fronting directly onto Henshaw Street.

The property is of two storey brick construction with a pitched slate roof and has a single storey extension at the rear together with a small loading yard accessed off Fountain Street. This is walled and gated.

Internally the property provides open plan retail space at ground floor level and this has fully glazed display frontage to Henshaw Street and a small sales counter area. The first floor provides storage, office and ancillary facilities (small kitchenette and a WC).

Externally at the rear is the small loading yard.

An internal inspection is highly recommended.



LOCATION

The property is located along the established Henshaw Street within Oldham town centre in a pedestrianised area immediately opposite the Oldham Market Hall and Tommyfield Outdoor Market. Henshaw Street is well established with both local and national retailers including Greggs, Halifax and Holland & Barrett and is close to the Spindles Shopping Centre and town centre bus and Metrolink services

Please refer to attached location map.



FLOOR AREA

The property extends to a net internal floor area of 1,180 sq ft made up as follows:

Ground Floor Sales	756 sq ft
First Floor	424 sq ft
Total	1,180 sq ft

SERVICES

We understand that all mains service connections are available. Heating is provided by gas fired central heating system with wall mounted radiators.

RATES

The property has a Rateable Value of £11,000

LEASE

The property is offered To Let under the terms of a new lease for a period to be agreed and subject to an initial rent of £14,000/annum, exclusive.

VIEWING

By prior appointment with the sole agents:
Houghton Warburton: 0161 839 0080.

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