

RETAIL UNIT
TO LET



**POPULAR
SHOPPING MALL**

in an extremely
densely populated area

M CHADDERTON

Chadderton, Oldham, Lancashire, OL9 0LQ



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Middleton Road

M CHADDERTON

DESCRIPTION

Chadderton Mall is a community retail precinct anchored by a large Asda Supermarket. The Mall also comprises of a petrol filling station and car park, providing 521 spaces. The shops offer an eclectic shopping environment ranging from local occupiers offering food and beverage options to national multiples including Card Factory, Ladbrokes, Boots and Greggs.

The supermarket is open 24 hours and benefits from a pharmacy, café and cash machine in addition to numerous other facilities.

The scheme further benefits from a council operated market, which takes place every Wednesday between 9am & 4pm. The market regularly attracts crowds to the precinct, benefitting the retail units in kind.

The retail units within the precinct provide a mixture of unit sizes arranged over ground floor retail sales with first floor storage.

AVAILABLE UNIT



UNIT 14	Sq.ft	Sq.m
Ground Floor	1,032	95
First Floor	1,406	130
Rent	£20,000 plus VAT	
Rateable Value	Estimated: £14,500	
Service Charge	£3,420 plus VAT	

Interested parties must inspect & satisfy themselves as to the floor areas



Occupiers include:



RATEABLE VALUE

Interested parties must satisfy themselves as to the Rateable Value & actual rates payable by making their own enquiries to the business rates department of the Local Authority.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



237,000
primary catchment



M CHADDERTON

LOCATION

Famous for its landscape of red-brick cotton mills, Chadderton is a busy suburb of Manchester located just 6 miles north east of the city centre. Chadderton sits within the Metropolitan Borough of Oldham, with the city centre just 1 mile away to the west.

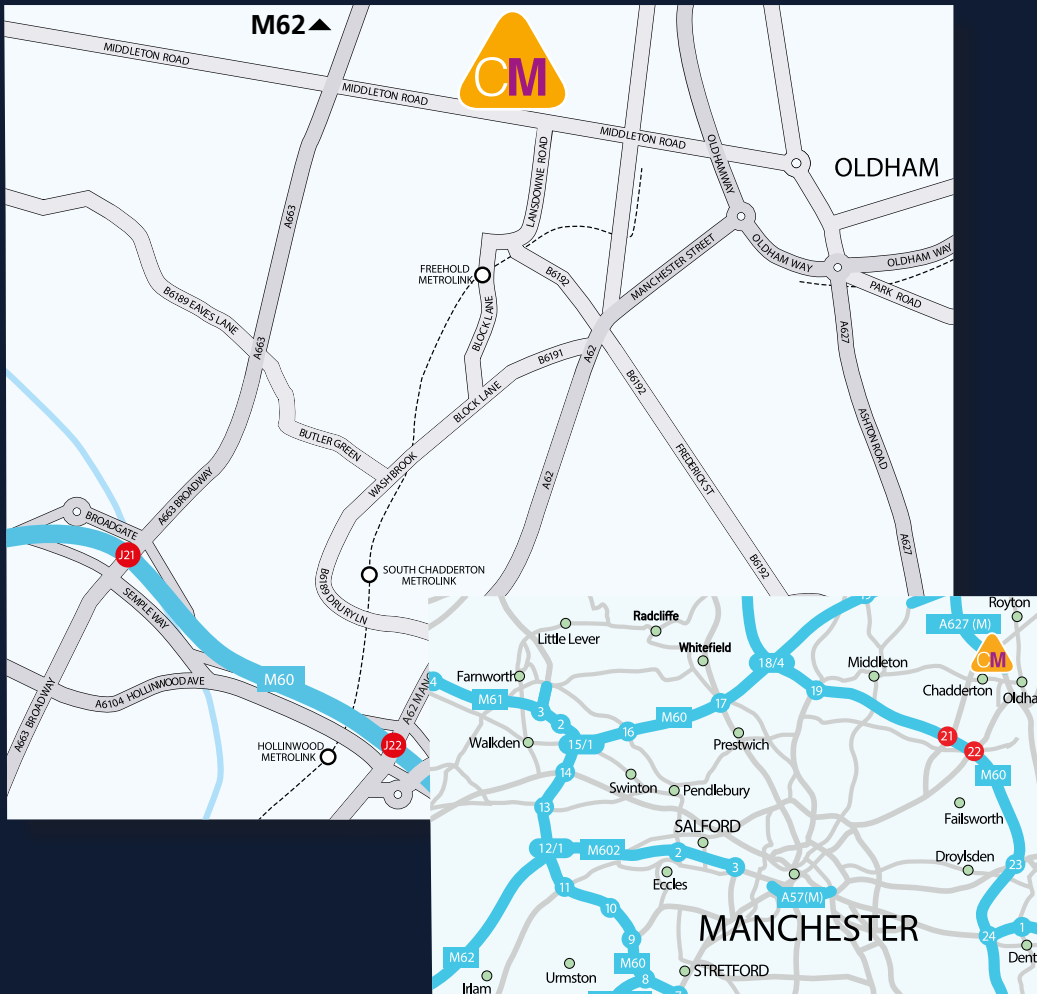
Chadderton benefits from excellent transport and communication links via the A627(M) which provides quick and easy access to the M60 & M62 motorways. The A663 also links the town to Oldham Road, providing direct access into Manchester.

Mill Hills station approximately one mile west from Chadderton connects with Manchester city centre in just 12 minutes and Moston station slightly further to the south west provides a regular service into Manchester with a journey time of 10 minutes.

SITUATION

Chadderton Mall is situated on the northern side of Middleton Road (A669), close to its junction with The Broadway (A663), which in turn provides a direct link towards both the M62 Motorway, and Manchester City Centre.

The area surrounding Chadderton Mall is extremely densely populated and the precinct is popular with shoppers local to the area. The Asda supermarket provides a major draw for shoppers.



ENQUIRIES & VIEWING



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SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.