

# RETAIL UNIT TO LET



## POPULAR SHOPPING MALL

in an extremely  
densely populated area

# M CHADDERTON

Chadderton, Oldham, Lancashire, OL9 0LQ



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# 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	TBC	
Service Charge	£3,420 plus VAT	

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



Occupiers include:



## RATEABLE VALUE

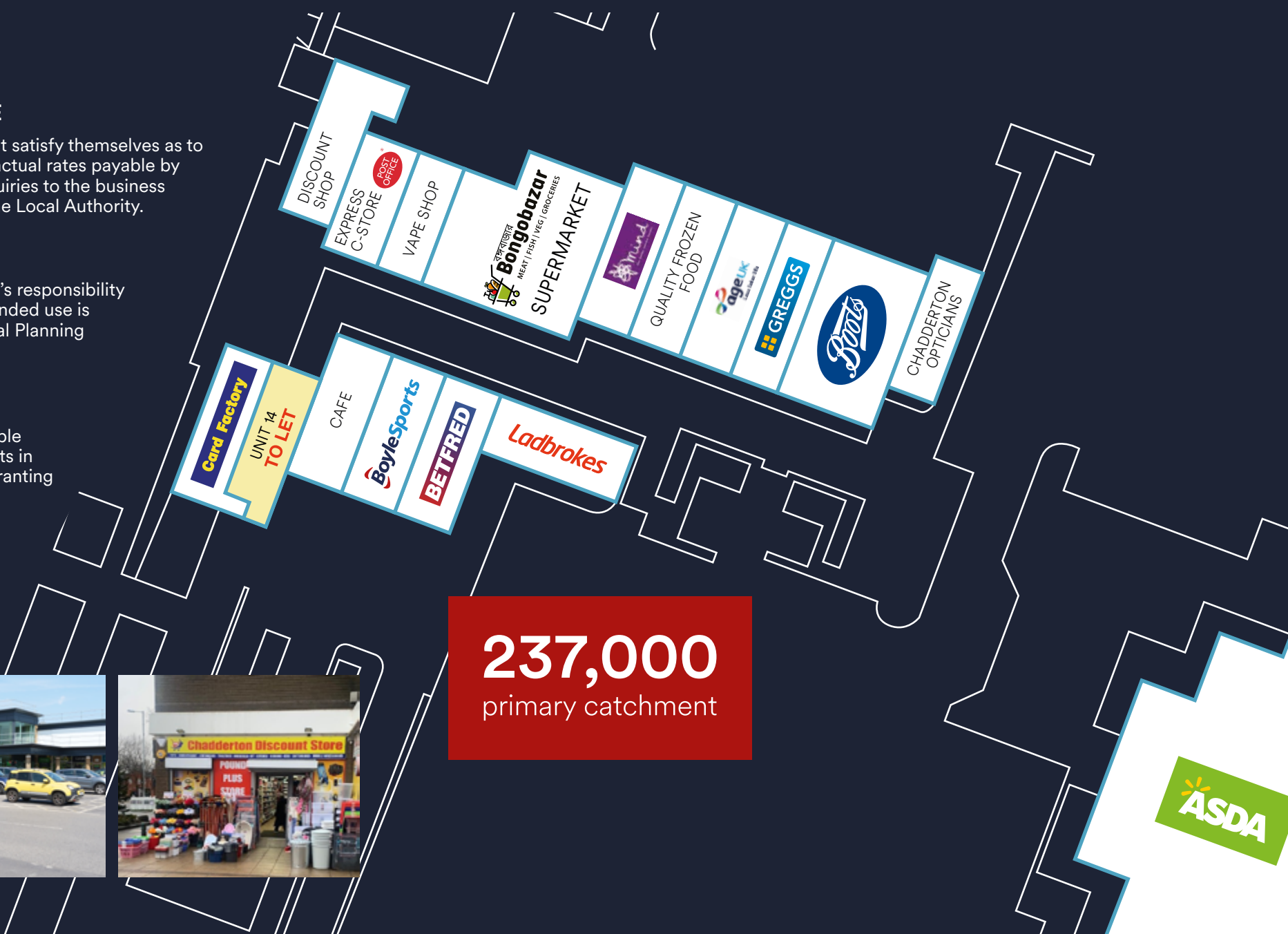
Interested parties must satisfy themselves as to the Rateable Value & actual rates payable by making their own enquiries to the business rates department of the Local Authority.

## 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



