Retail opportunity available from

509 - 1,516 sq.ft (47 - 141 sq.m)
Royton is a suburb of Oldham located approximately 8 miles north east of Manchester City Centre.

Neighbouring towns of Oldham and Shaw are within close proximity.

The main A571 Rochdale Road runs through the centre of the town forming the main street before continuing northwards to Rochdale. The M62 runs to the north and is accessed via the A663 at junctions 21 and 20 via the A627 (M) from Royton.
Prominent roadside location fronting the A571 Rochdale Road and the B6195 Middleton Road

Anchored by Co-operative Food Store and Boyes, and located adjacent to Lidl

Well established shopping centre in Royton town centre

Weekly popular local market held in Market Square

Generous free shopper car parking

National occupiers include Card Factory, Specsavers, Ladbrokes and Pound Bakery

A variety of uses can be accommodated within the shopping centre including, A1 Retail, A2 Financial Services, A3/A5 Restaurant and Takeaway (Subject to planning)
DESCRIPTION

Units with ground floor retail sales area, located in a busy parade and part of Market Square, Royton Shopping Centre.

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq.ft</th>
<th>Sq.m</th>
<th>Rent PA</th>
<th>Rateable Value</th>
<th>Rates Payable</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 Market Square</td>
<td>509</td>
<td>47</td>
<td>£9,500</td>
<td>£10,000</td>
<td>£4,930</td>
</tr>
<tr>
<td>44 Market Square</td>
<td>1,516</td>
<td>140</td>
<td>£20,000</td>
<td>£14,250</td>
<td>£7,025</td>
</tr>
</tbody>
</table>

The properties is elected for VAT.

The units participate in a service charge and insurance scheme. Energy performance certificates are available on request.

PLANNING

A variety of uses can be accommodated within the shopping centre including, A1 Retail, A2 Financial Services, A3/A5 Restaurant and Takeaway (Subject to planning).

REFERENCES & LEGAL COSTS

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