



£70,000 PCM

1 Plate Street, Oldham, OL1 1SB

TO LET

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Cousins Estate Agents are delighted to present an excellent opportunity to acquire this freehold retail unit, ideally situated just off Yorkshire Street, in the vibrant heart of Oldham town centre.

The property offers approximately 300 square feet of flexible commercial space, making it highly suitable for a wide range of retail or service-oriented businesses. Whether you're looking to establish a new venture or expand an existing enterprise, this compact yet versatile unit provides the perfect platform for growth.

This is a rare chance to secure a freehold commercial premises in one of Oldham's most active and well-connected areas, appealing to both investors and owner-occupiers alike. Its prime position adjacent to Yorkshire Street ensures a steady flow of foot traffic and convenient access to major transport links, public parking, and a wide range of

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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