

# TO LET

## FORMER BANKING HALL & UPPER FLOOR OFFICES

1,019.80 SQ M (10,973 SQ FT)

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**25, 35 & 37 HIGH STREET  
OLDHAM  
OL1 3AZ**

**RENTS ON APPLICATION**

- Available as a whole building or split ground and basement and separate upper floor offices or other uses STPP
- Prominent corner town centre position within a grade II listed building
- Spindles Shopping Centre opposite
- New leases available immediately
- Upper floors would suit residential conversion STPP

### LOCATION

The property occupies a highly prominent corner position within Oldham town centre at the junction of High Street/Yorkshire Street and Lord Street.

The Spindles Shopping Centre is directly opposite and other occupiers are close by to include Simpsons Jewellers, Wetherspoons, McDonalds and Sports Direct.

Parking is available close by at Rock Street surface car park.

### DESCRIPTION

A ground floor former banking hall with basement security areas and amenities plus 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor offices/stores.

The banking hall is traditionally laid out and includes various areas that can be further separated or opened up to create an open plan space.

The basement has extensive security spaces and amenities and offers very flexible occupation.

The upper floor offices are mainly cellular and incorporates lift access and also has the ability to convert to residential accommodation due to the property having alternative separate access points to the building.

Externally the property has stone elevations under a pitched slate roof.

Various uses within Class E would suit the current layout and arrangement.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	199.80	2,150
Mezzanine Office	30.20	325
1st Floor Offices	250.70	2,697
2 <sup>nd</sup> Floor Offices	263.40	2,834
3 <sup>rd</sup> Stores	153.00	1,667
Basement Stores	76.70	825
Plant Room	44.00	473
<b>TOTAL</b>	<b>1,019.80</b>	<b>10,973</b>

### LEASE TERMS

Available by way of a new effective Full Repairing & Insuring Leases for a term of 5 or 10 years to be agreed.

### RENTAL

Rents on Application for whole or split.

All rents quoted will be subject to VAT.

### SERVICES

All mains services are connected to the property which includes a gas fired central heating system.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### VAT

VAT is applicable.

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £62,500 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

**Telephone:** 01204 522275

**Contact:** Nick Swift

**Email:** [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

**Contact:** Lois Sutton

**Email:** [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Contact:** Kieran Sutton

**Email:** [ksutton@lambandswift.com](mailto:ksutton@lambandswift.com)

**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ



## LOCATION PLAN





