



THE OLD TOWN HALL

At Parliament Square
Be part of Oldham's bright future



ODEON

FANATICAL ABOUT FILM

2



The Old Town Hall at Parliament Square



THE OFFER



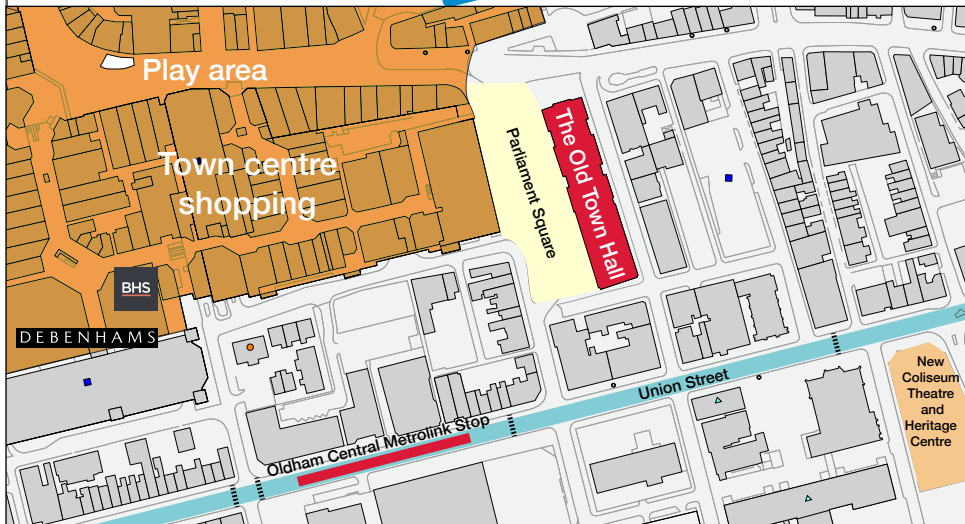
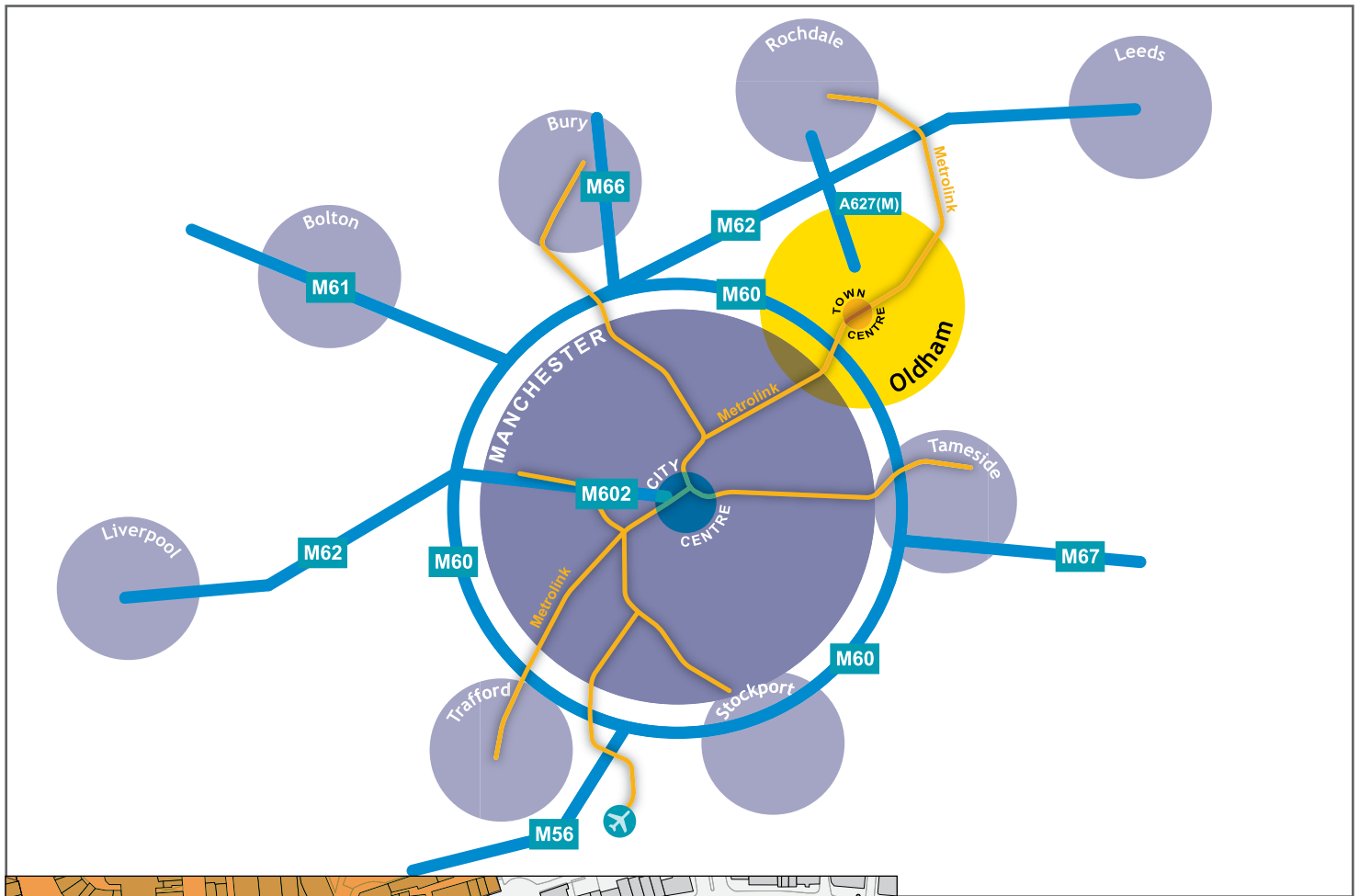
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The Old Town Hall is being redeveloped into a modern multiplex ODEON cinema in the heart of Oldham town centre.

This stunning development includes:

- Six restaurant units to let – ranging in size from 2,500 sq ft to 6,000 sq ft
- An 800 seat, seven screen cinema pre-let to ODEON
- A premium location within the retail core, opposite Spindles Town Square Shopping Centre
- A new high quality public square with seating and attractive planting
- Close proximity to the Oldham Central Metrolink stop on Union Street
- Car parking nearby

The Old Town Hall is set to open in Summer 2016.



Key brands within Oldham town centre include:

BHS	Costa
Next	Topman
Debenhams	Holland & Barrett
Boots	Carphone Warehouse
The Body Shop	O2
River Island	Vodafone
Primark	Three Store
Waterstones	Vision Express
H&M	JD Sports
Ernest Jones	Clarks
WH Smith	H Samuel
EE	Beaverbrooks



Oldham is a major town to the north east of Manchester city centre.

Anchored by Tommyfield Market to the north, the Independent Quarter to the east, Metrolink tramway to the south and Spindles Town Square Shopping Centre to the west, the Old Town Hall is situated at the hub of Oldham town centre.

This premium location provides:

- Close proximity to the Metrolink tram stop
- Over 2,000 nearby car parking spaces
- A young and diverse population of 224,900 (and growing)
- Excellent road connections to the wider Greater Manchester city region and the rest of the country via the M60/M62 motorways

A ONCE IN A LIFETIME OPPORTUNITY



The Old Town Hall is a Grade II listed Georgian neo-classical town hall, built in 1841.

A landmark building in a key location, the development provides a sympathetic re-use for this historic building, creating a family-friendly destination, while at the same time preserving it for future generations.

To the ground floor there are five restaurant units, each with its own outdoor terrace complete with attractive planting and screens.

To the first floor, restaurant unit six has views across the new public square, which will be named 'Parliament Square'.

A new glass extension to the side of the building will provide access to the various levels of the new cinema, and it will also become the frontage to the new restaurants.



OLDHAM'S BIGGER PICTURE



The redevelopment of the Old Town Hall is just part of the bigger picture of regeneration taking place across Oldham:

With over £400m invested in key regeneration projects including Metrolink, we're not just doing great work to create land opportunities, support services and financial incentives to attract inward investment.

We're working co-operatively alongside people and businesses that are equally committed to our ambitions.

We are prepared to work quickly with partners to make decisions.

Adopting this way of working, we've already begun to nurture partnerships with the collective energy to deliver mutual benefits.

Metrolink – has transformed Union Street, and the new, high quality landscape that it sits on has revitalised the place through the use of premium materials and attractive planting.

Spindles Town Square Shopping Centre – has recently changed ownership, and its new owners are exploring ways to improve their end of the development facing the new public square.



Oldham's Coliseum – famous for some of the region's best repertory theatre is set to relocate into a combined Theatre and Heritage Centre, just south of Union Street, bringing together all the town's cultural assets into one seamless arts facility, attracting new, larger audiences to the town.

A major development opportunity on Oldham's east side – next to Oldham Mumps tram stop, will dramatically redefine the eastern gateway to the town, while at the same time it will increase footfall along Yorkshire Street and Union Street.

A new independent quarter – along Yorkshire Street, Union Street and the streets in-between, is beginning to take shape with the help of a £1 million investment to support the refurbishment of key buildings and the relocation of existing businesses.

The new Oldham Leisure Centre – due to open in September 2015 – will attract regional and national sporting events to the town centre, drawing visitors into the town from across the country.



ACCOMMODATION



Six new units are being developed with the benefit of external seating areas, to offer the following accommodation:

Unit One:

Interior – 304 m² (3,272 sq ft)

Terrace – 69 m² (743 sq ft)

Frontage – 15.631 m (51'3")

Unit Two:

Interior – 229 m² (2,465 sq ft)

Terrace – 54 m² (581 sq ft)

Frontage – 11.355 m (37'3")

Unit Three:

Interior – 303 m² (3,261 sq ft)

Basement – 94 m² (1,011 sq ft)

Terrace – 76 m² (818 sq ft)

Frontage – 14.940 m (49')

Unit Four:

Interior – 476 m² (5,124 sq ft)

Basement – 58 m² (624 sq ft)

Terrace – 78 m² (840 sq ft)

Frontage – 15.351 m (50'4")

Unit Five:

Interior – 153 m² (1,647 sq ft)

Basement – 57 m² (614 sq ft)

Terrace – 57 m² (614 sq ft)

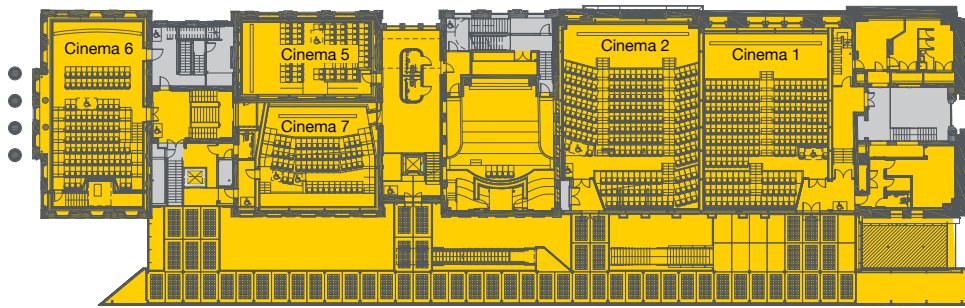
Frontage – 11.370 m (37'3")

Unit Six:

Interior – 288 m² (3,100 sq ft)

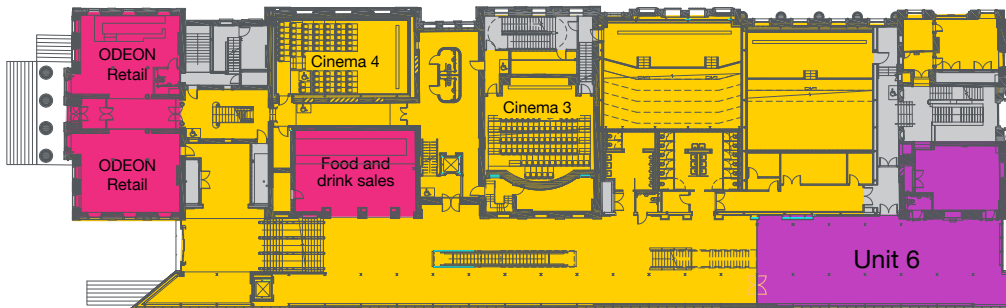
Mezzanine – 54 m² (581 sq ft)

Frontage – 25.776 m (84'6")



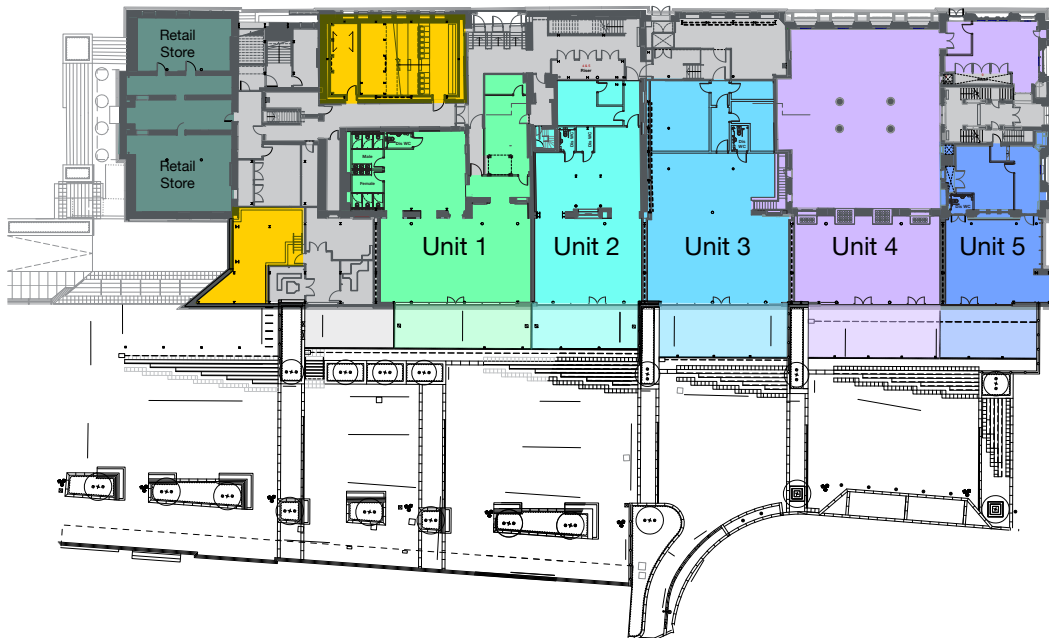
Level 2 Floor Plan

- five cinema screens



Level 1 Floor Plan

- two cinema screens
- one restaurant unit available



Ground Floor Plan

- five restaurant units available



Tenure

The premises are available by way of a new effective full repairing and insuring leases for a term to be agreed.

Rent

Upon application.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

VAT will be applicable where appropriate.

All information is correct at the time of going to press.
July 2015

Further Details

Metis Real Estate Advisors

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Dan Davies; Director – Leisure

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Restaurant opportunity specifications



UNIT ONE

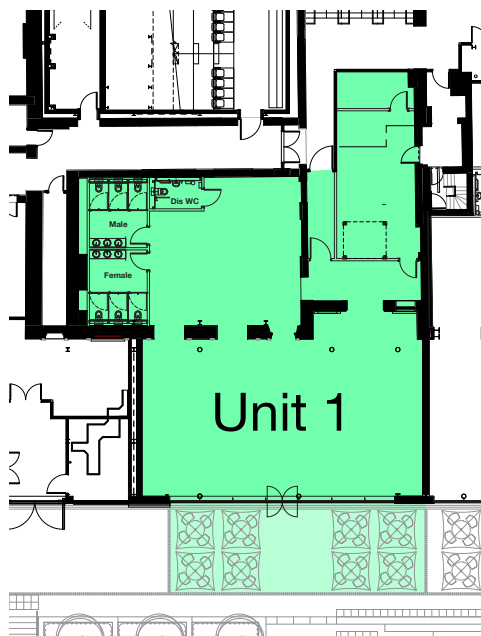
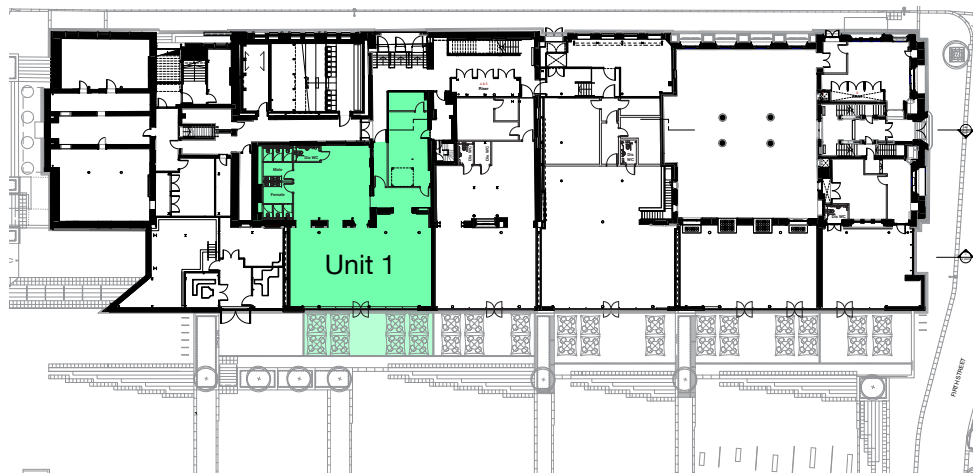
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AT PARLIAMENT SQUARE



UNIT ONE – PARLIAMENT SQUARE

BE PART OF OLDHAM'S BRIGHT FUTURE



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Terrace – 69 m² (743 sq ft)

Frontage – 15.631 m (51'3")

The unit is supplied as an unfinished shell, allowing tenants to specify their own internal fixtures and fittings.

A licence has been granted for these premises which covers:

- opening times
- the provision of regulated entertainment (live and recorded music) and,
- the serving of late night refreshments.



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UNIT Two

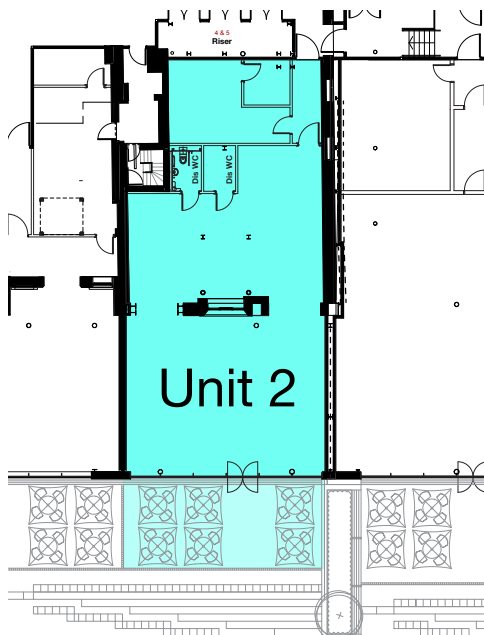
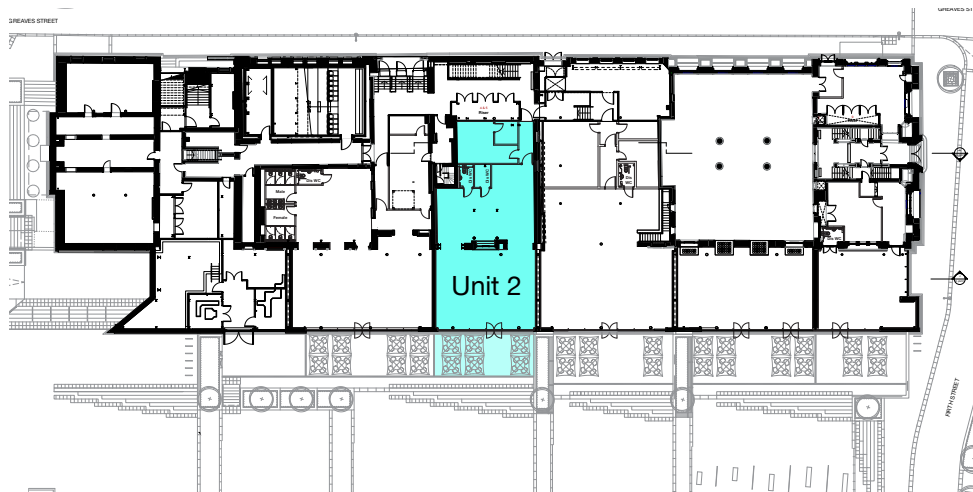
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UNIT TWO – PARLIAMENT SQUARE

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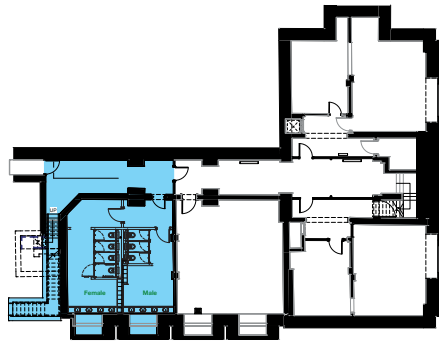
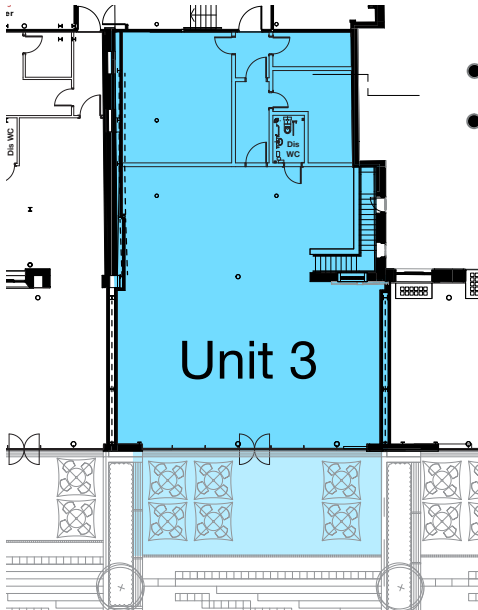
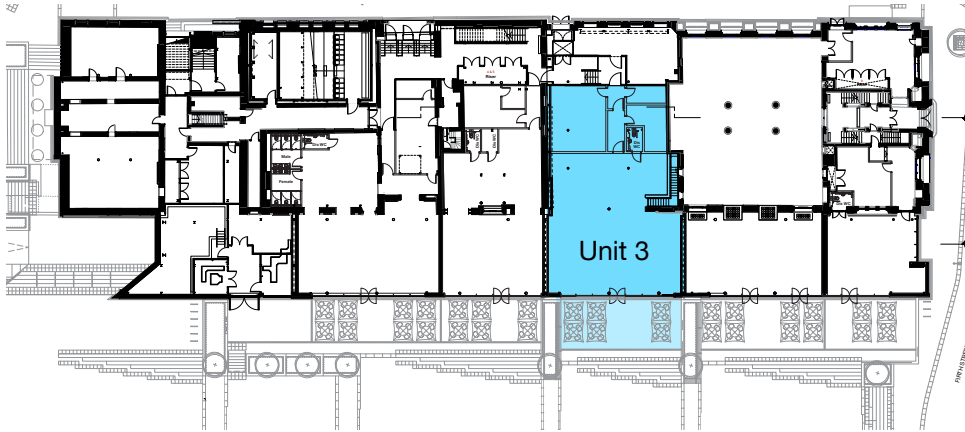
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UNIT FOUR

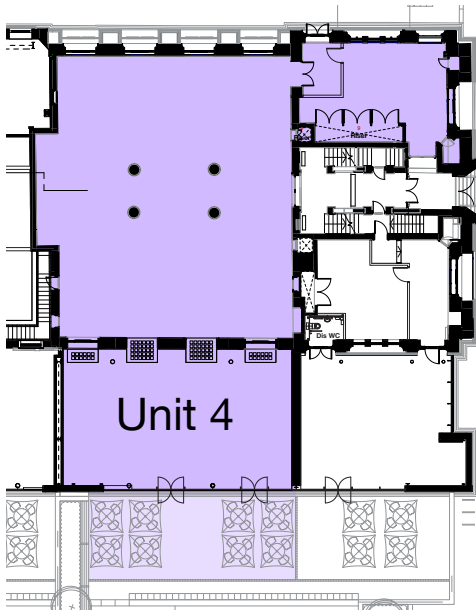
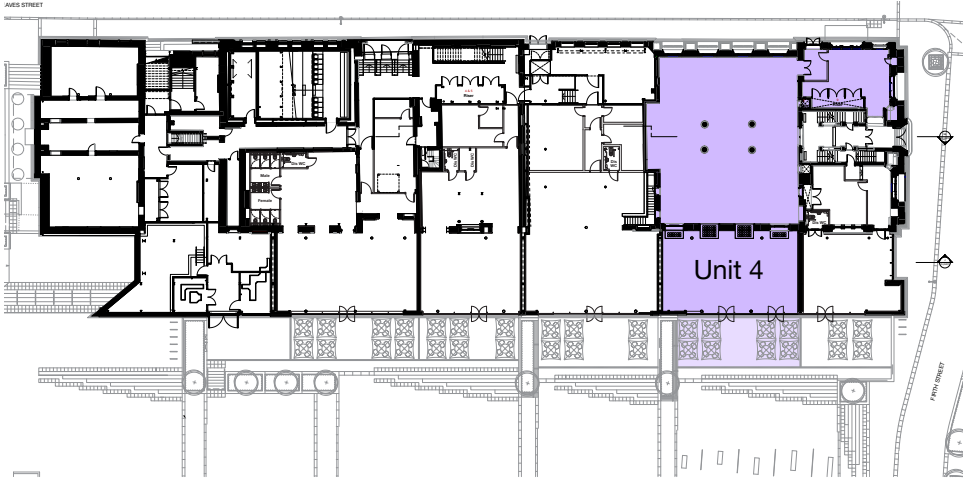
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UNIT FOUR – PARLIAMENT SQUARE

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Unit Four:

Interior – 476 m² (5,124 sq ft)

Basement – 58 m² (624 sq ft)

Terrace – 78 m² (840 sq ft)

Frontage – 15.351 m (50'4")



Egyptian room unit – this former Borough Treasurer's' Hall has highly decorated walls and pillars which will be retained and refurbished.

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UNIT
FIVE

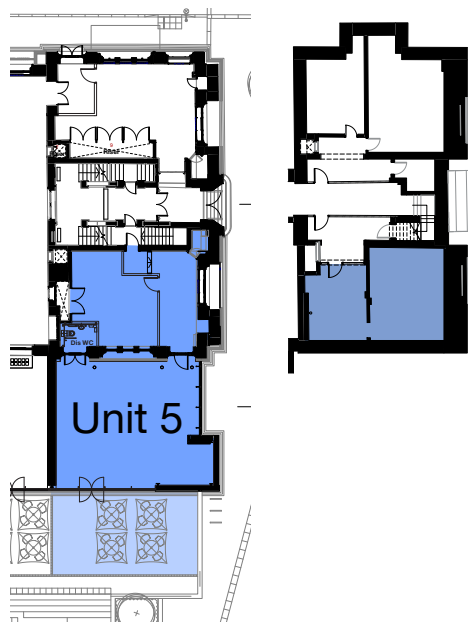
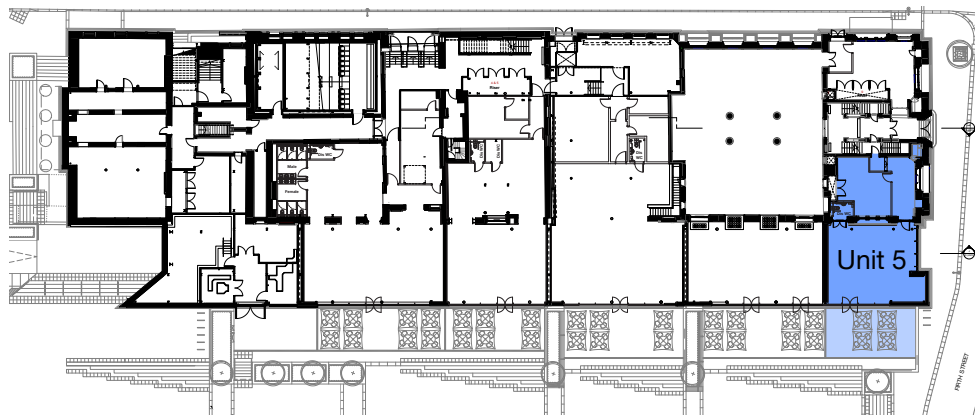
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UNIT FIVE – PARLIAMENT SQUARE

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Unit Five:

Interior – 153 m² (1,647 sq ft)

Basement – 57 m² (614 sq ft)

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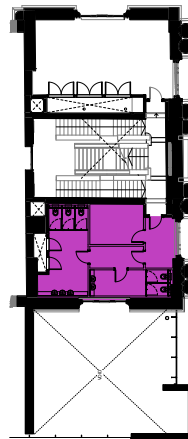
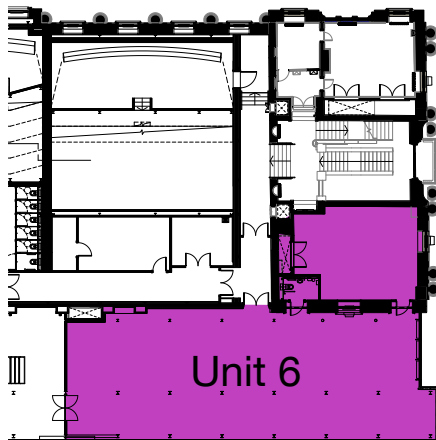
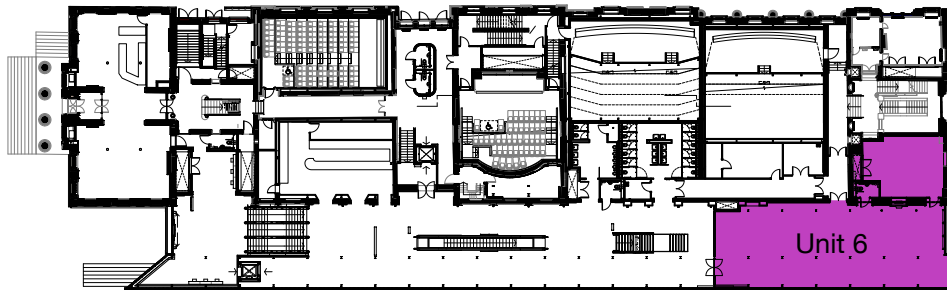
UNIT SIX

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UNIT SIX – PARLIAMENT SQUARE



Unit Six:

Interior – 288 m² (3,100 sq ft)

Mezzanine – 54 m² (581 sq ft)

Frontage – 25.776 m (84'6")

This first floor unit is supplied as an unfinished shell, allowing tenants to specify their own internal fixtures and fittings.

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