

Manchester Office: 0161 631 2852

# To Let



Oldham

Unit 23, Town Square Shopping Centre, OL1 1HD

Ground Floor: 1,323 sq ft (122.91 sq m)

Rent on Application



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# **Location & Description:**

- Spindles Town Square Shopping Centre comprises approximately 450,000 sq ft of retail accommodation.
- The scheme provides the dominant retail offer within Oldham town centre with occupiers including Boots, River Island, JD Sports, Next and household favourites, B&M, who will soon be upsizing their current store.
- The unit is located within the ground floor of Town Square in a prime location with neighbouring occupiers including Three, EE, Clintons, Blue Inc, H Samuel and Beaverbrooks.

#### Demise:

Ground Floor 1,323 sq ft (122.91 sq m) First Floor 896 sq ft (83.24 sq m)

#### Rent

Available upon request.

#### Lease

A new eFRI lease for a term to be agreed.

# **Service Charge:**

Available upon request.

#### EPC:

Energy Performance Rating Assessment - E.

# Legal and professional fees:

Each party to bear their own costs.

# Rating Assessment:

Rateable Value (April 2023) - £14,000.

# **Date Prepared:**

May 2024

#### **Contact Us:**

#### **Tom Prescott**

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# **James Moss**

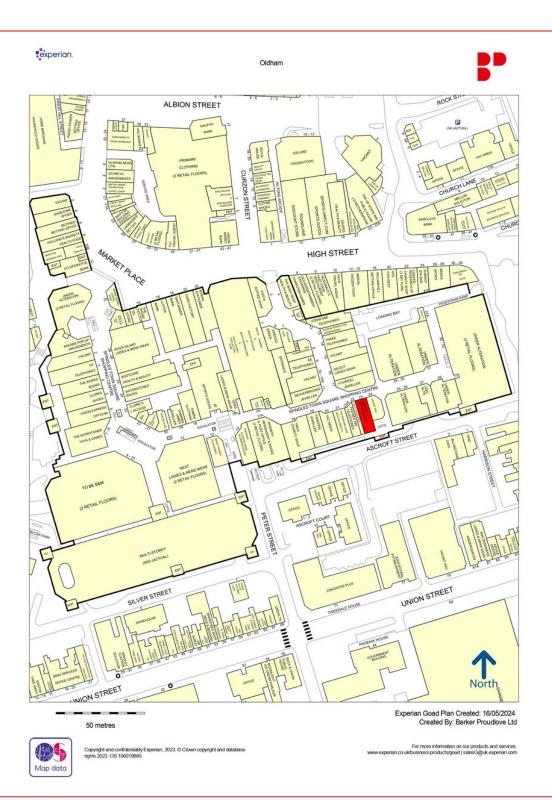
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