

SHOPPING CENTRE PROPERTY / CLASS E

Former Wilko Unit G6, Middleton Shopping Centre, Middleton



Rent: On application

Total Area

35,960 Sq ft / 3,341 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

Mob: 07808 646576

Email: grant@barkerproudlove.co.uk

Jon Lovelady

Mob: 07717 661389

Email: jon@barkerproudlove.co.uk

Location:

Middleton is a well-established and densely populated town located 4.4 miles (7 km) North East of Manchester and 7.7 miles (12 km) South East of Bury.

Middleton Shopping Centre provides the prime location within the Town Centre with over 340,000 sq.ft. of modern covered retail space. Retailers include Peacocks, Sports Direct, Boots, WH Smiths and Argos.

Accommodation:

The premises provide the following approximate floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	12155	1129.24
First Floor	15087	1401.63
Second Floor	8718	809.93

Rent:

Upon application

Tenure:

The unit is offered on a new 10 year full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The premises currently has a rateable value of £253,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

Available on Request.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

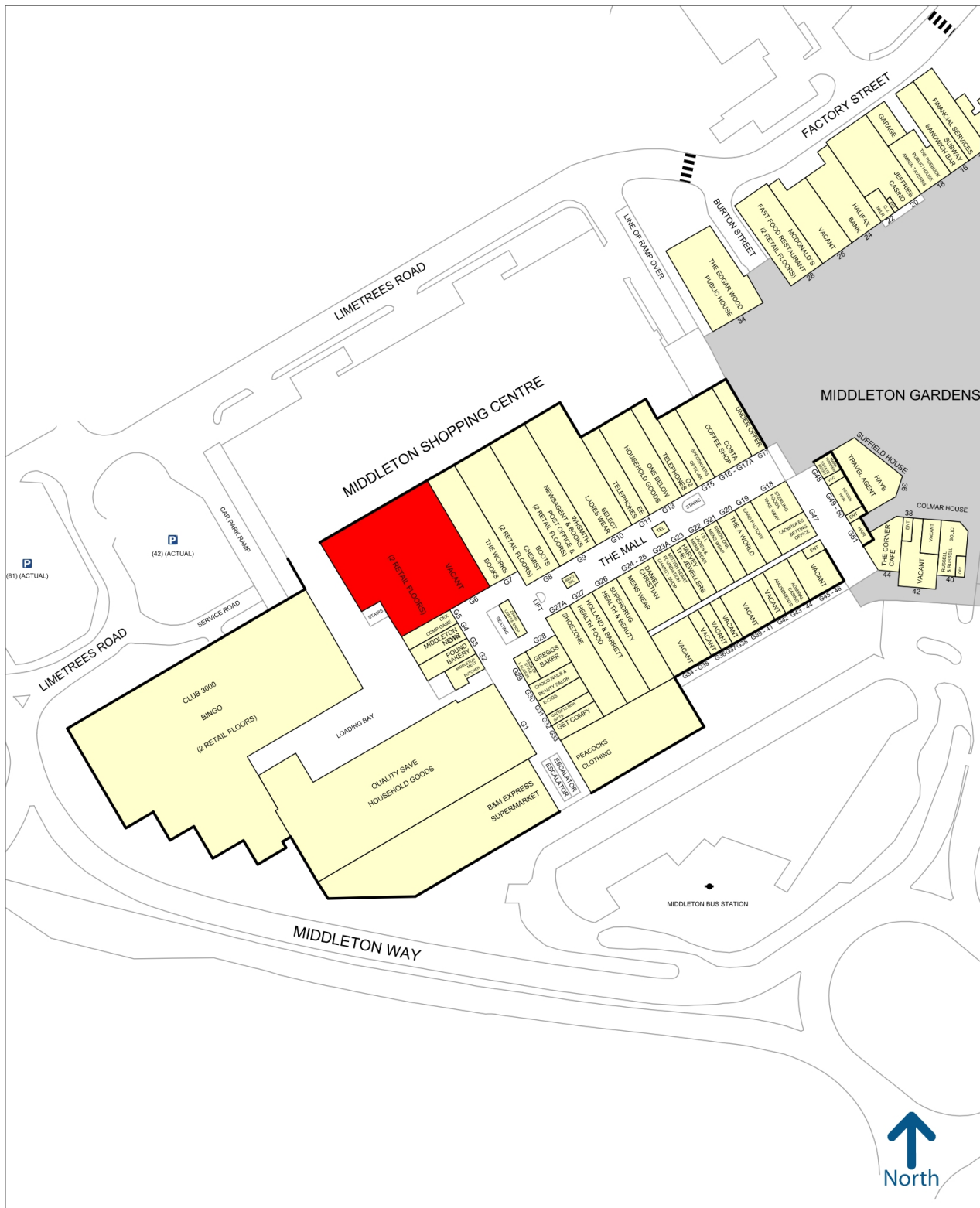
Date Prepared:

November 2023

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Middleton



50 metres

Experian Goad Plan Created: 27/11/2023

Created By: Barker Proudlove Ltd

