

To Let



Middleton

Former Wilko, Unit G6, Middleton Shopping Centre

Total Area: 35,960 sq ft (3,341 sq m)

Rent on Application

Location & Description:

- 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.

Demise:

Ground Floor 12,155 sq ft (1,129.24 sq m)

First Floor 15,087 sq ft (1,401.63 sq m)

Second Floor 8,718 sq ft (809.93 sq m)

Rent:

Available upon request.

Lease:

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.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs

Rating Assessment:

Rateable Value (April 2023) - £253,500.

Date Prepared:

May 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Grant Owens**

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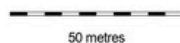
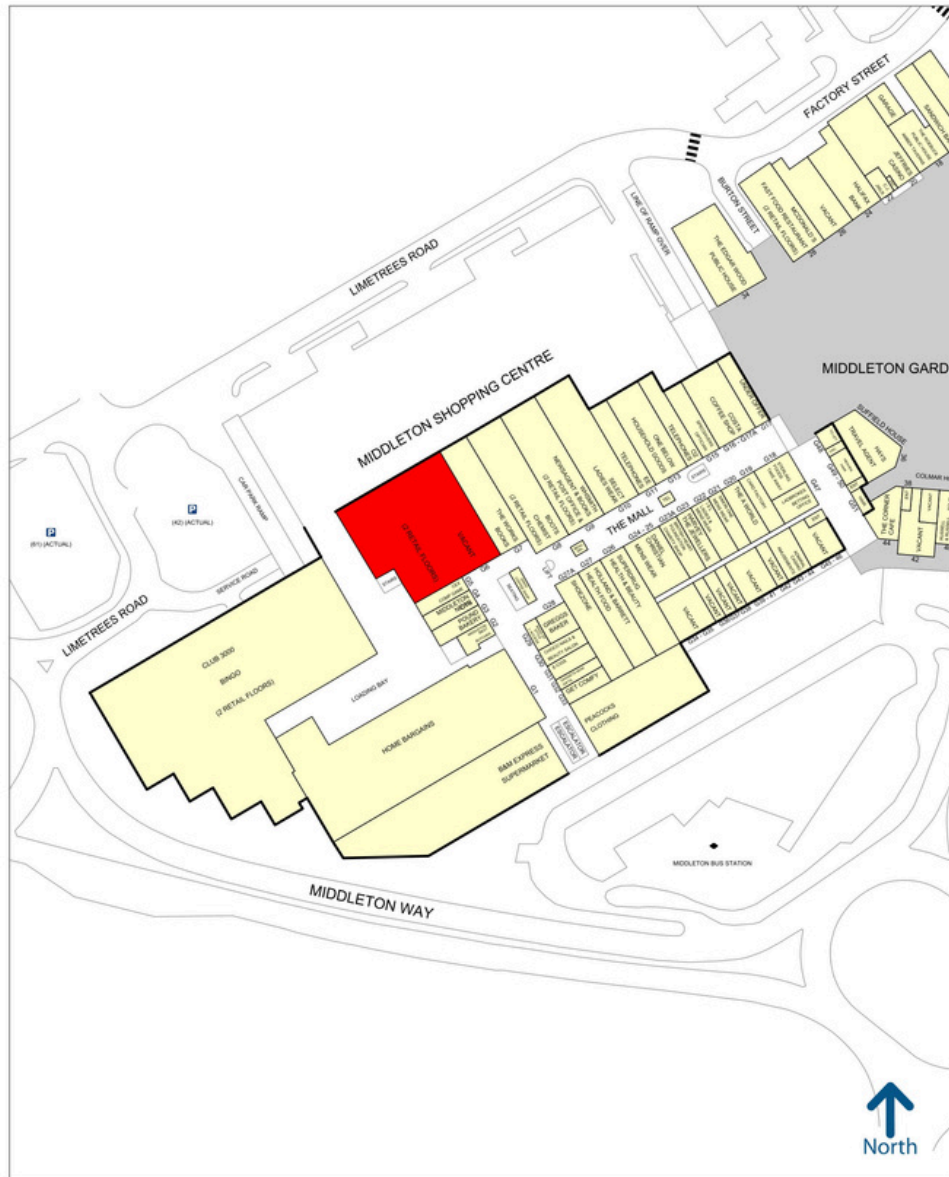
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Middleton



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