

To Let



Middleton

Unit G10, Middleton Shopping Centre

Ground Floor Area: 4,328 sq ft (1,848 sq m)

Rent on Application

Subject to Vacant Possession

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 4,328 sq ft (402.08 sq m)
Ancillary 1,848 sq ft (171.68 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:

On-account service charge for the current year stands at approximately £51,436.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs

Rating Assessment:

Rateable Value (April 2026) - £49,000.

Date Prepared:

May 2026

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:

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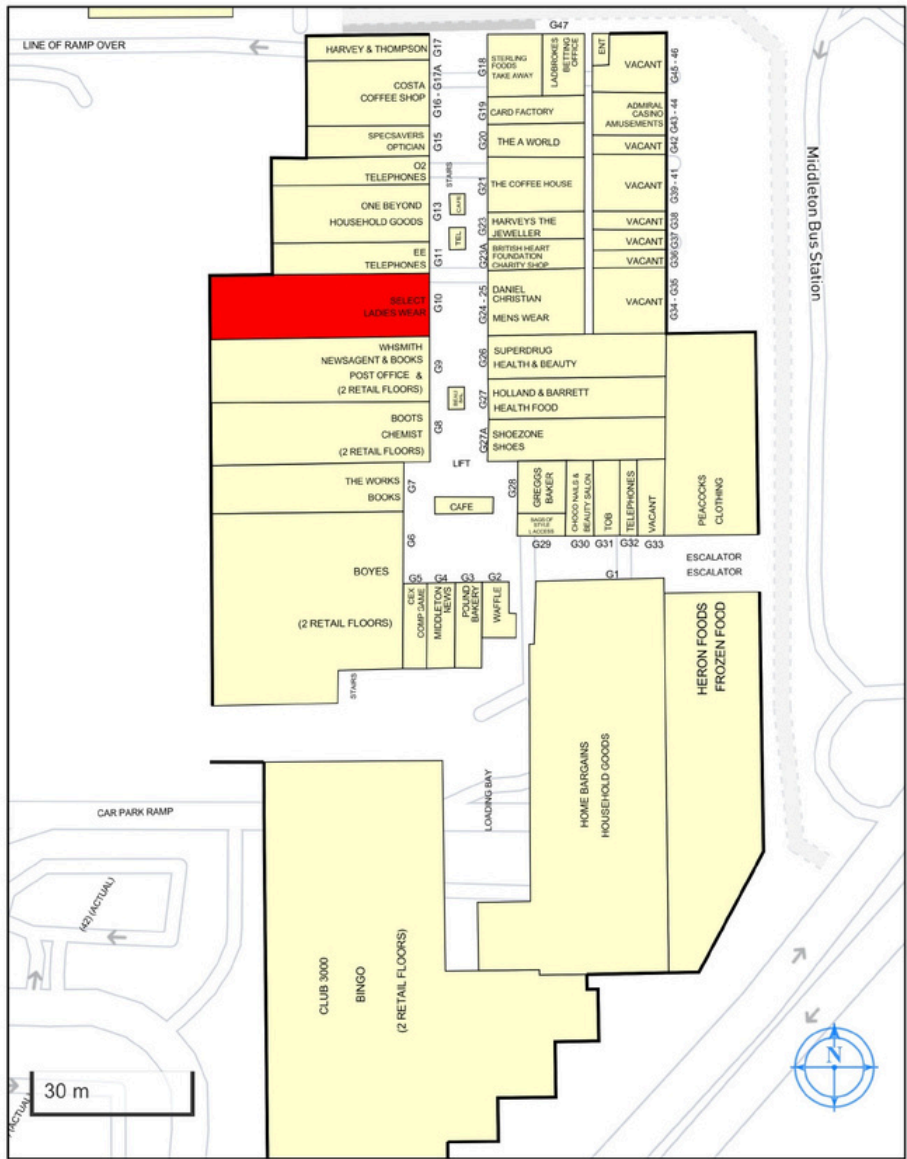
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Middleton (Unit G10 Goad)
 Modified: 06-May-26 15:19:53 / Surveyed: 23-Apr-25




Ordnance Survey

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Experian Goad Plan Created: 06/05/2026
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