

To Let



Middleton

Unit G9/F9, Middleton Shopping Centre

Ground Floor Area: 4,028 sq ft (374.21 sq m)

First Floor Area: 3,553 sq ft (330.08 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.
- Existing retailers include Boyes, Home Bargains, B&M, Peacocks, Boots and Iceland.

Demise:

Ground Floor 4,028 sq ft (374.21 sq m)
First Floor 3,553 sq ft (330.08 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 £62,958.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs

Rating Assessment:

Rateable Value (April 2026) - £69,000.

Date Prepared:

June 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.

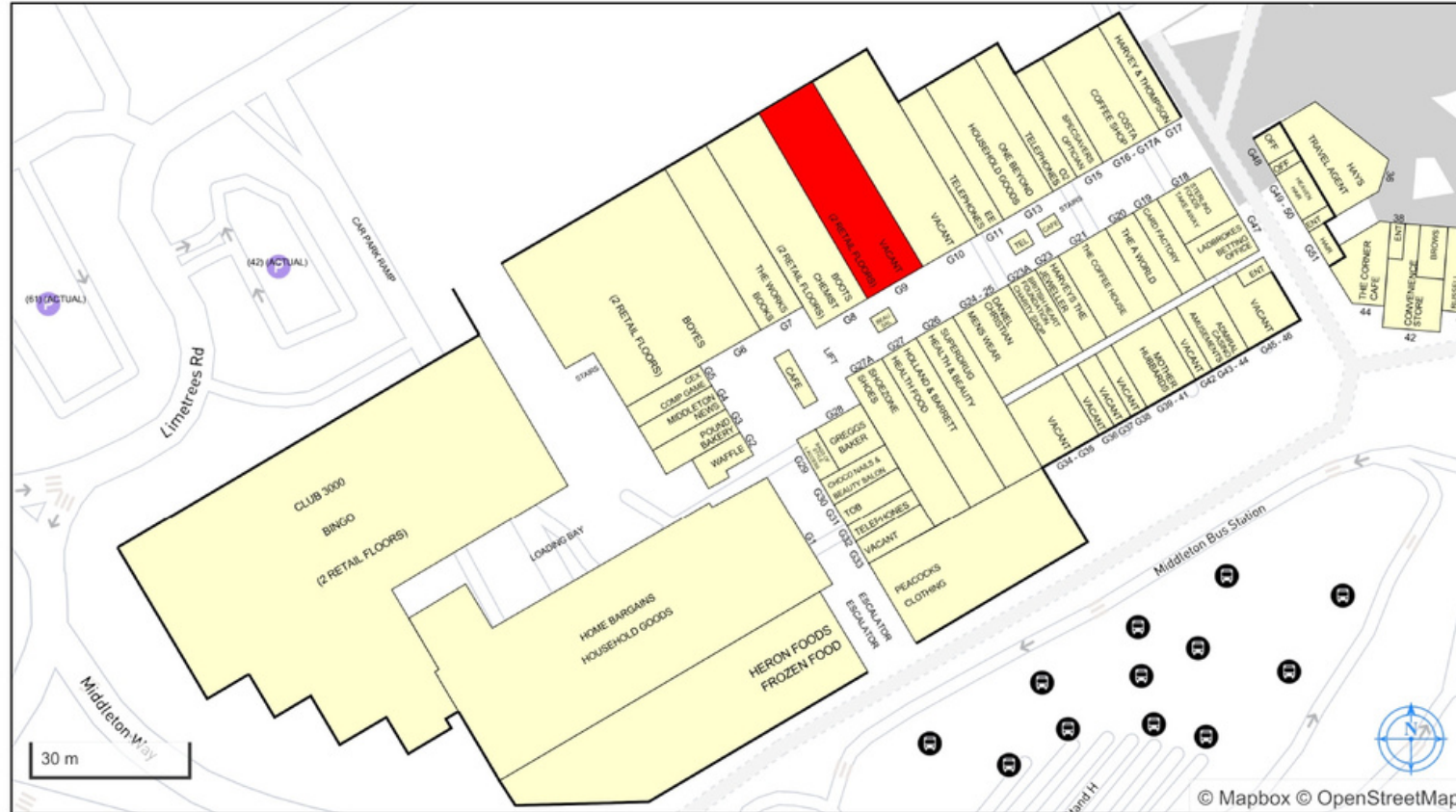
Contact Us:

Jon Lovelady
07717 661389
jon@barkerproudlove.co.uk



Middleton (Unit G9 Goad)

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