

To Let



Middleton

Unit 1B, Colmar House, Middleton Shopping Centre

499 sq ft / 46.36 sq m
£15,000 PAX

Location & Description:

- Middleton Shopping Centre provides the prime location within the town centre with over 340,000 sq ft of modern covered retail space.
- The subject unit occupies a prime location on Middleton Gardens close to the entrance to the centre and the town's bus station.
- Nearby retailers include Santander, McDonalds and Ladbrokes.
- The unit benefits from the ability to offer out of hours' trading in a very popular location.

Demise:

Ground Floor 499 sq ft 46.36 sq m

Rent:

£15,000 per annum exclusive

Lease:

New FRI lease for a term to be agreed.

Service Charge:

Available upon requests.

EPC:

Energy Performance Rating Assessment – C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £9,800.

Date Prepared:

March 2024

Contact Us:**Grant Owens**

07808 646576

grant@barkerproudlove.co.uk

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.