

# To Let



## Middleton

Unit 1B, Colmar House, Middleton Shopping Centre

Ground Floor: 499 sq ft (46.36 sq m)

Rent: £15,000 pax

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**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.

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**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 request.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £9,800.

**Date Prepared:**

March 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.

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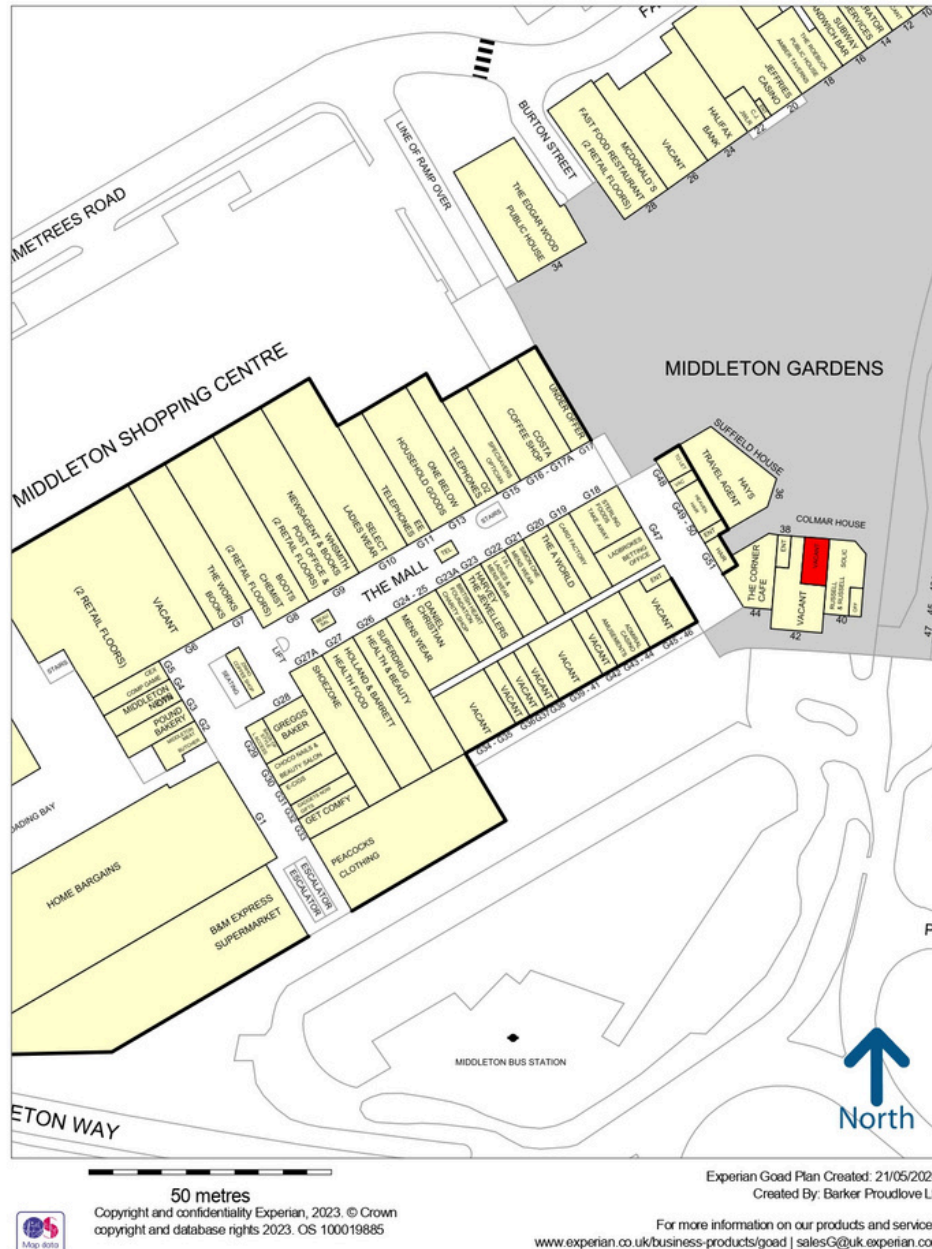
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Middleton



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