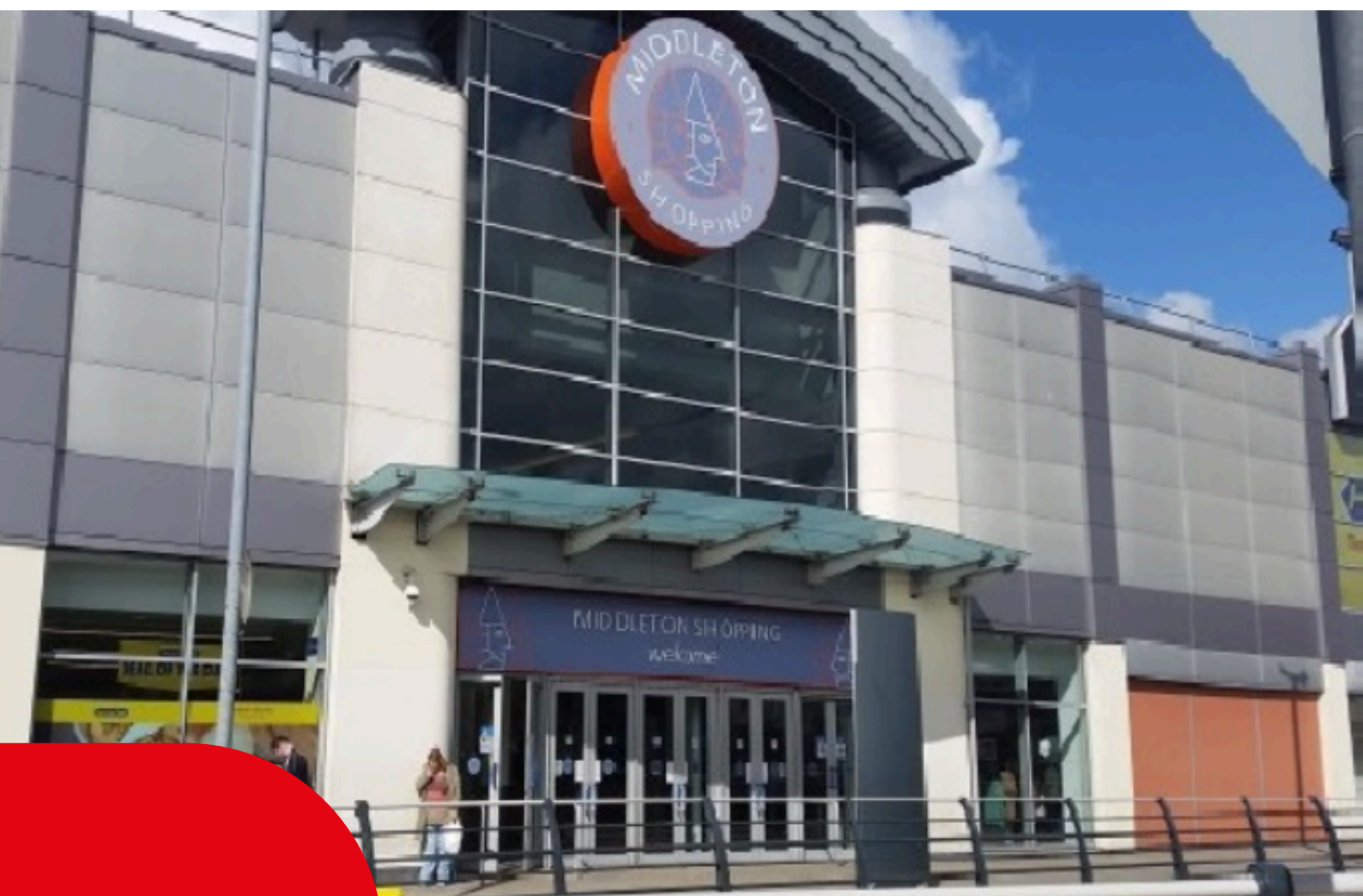


To Let



Middleton

Unit F10, Middleton Shopping Centre

Ground Floor Area: 939 sq ft (87.24 sq m)

Rent: £12,500 pax

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, Boots, WH Smiths and Argos.
 - The subject unit occupies an extremely prominent location on the first floor in close proximity to the 30,000 sq ft Xercise 4 Less gym and Middleton Health Centre.
-

Demise:

Ground Floor 939 sq ft (87.24 sq m)

Rent:

£12,500 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) - £8,100.

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.

Contact Us:**Grant Owens**

07808 646576

grant@barkerproudlove.co.uk

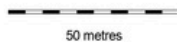
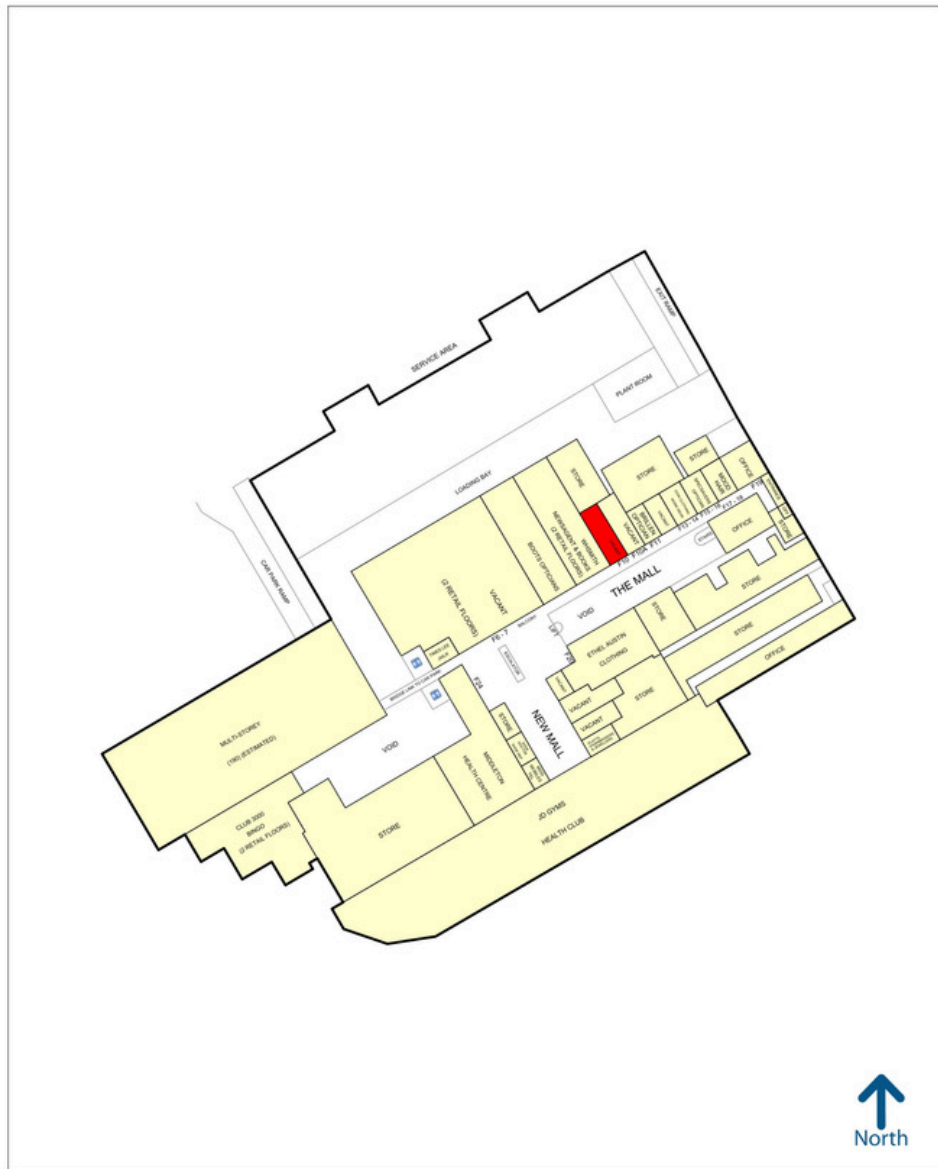
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Middleton



Experian Goad Plan Created: 25/03/2024
Created By: Barker Proudlove Ltd



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