

To Let



Middleton

Unit F12, Middleton Shopping Centre

Ground Floor Area: 616 sq ft (57.23 sq m)

Rent: £10,000 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 Smith and Argos.
 - The subject unit occupies an extremely prominent location on the first floor level of the centre which benefits a 32,000 sq ft Xercise 4 Less gym and Middleton Health Centre.
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Demise:

Ground Floor 616 sq ft (57.23 sq m)

Rent:

£10,000 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) - £6,800.

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.

Contact Us:**Grant Owens**

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