

# To Let



## Middleton

Unit 1.10, Middleton Shopping Centre

Ground Floor Area: 2,064 sq ft (191.75 sq m)

Rent: £17,500 pax

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

**Demise:**

Ground Floor 2,064 sq ft (191.75 sq m)

**Rent:**

£17,500 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:**

The property is yet to be assessed for business rates.

**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**

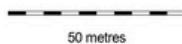
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