

To Let



Middleton

Unit 1.10, Middleton Shopping Centre

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

Rent: £17,500 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.**
- **Existing retailers include Peacocks, Boots and Argos.**
- **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:

June 2026

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:

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 Middleton (Unit 1.10 Goad)
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