

To Let



Middleton

Unit 1.11, Middleton Shopping Centre

Ground Floor: 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, 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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