Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E

Unit 24 The Spindles Shopping Centre, Oldham OL1 1HD



TO LET

Rent: **On application**

Ground Floor Area
2,430 Sq ft / 226 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:
Spindles Town Square Shopping Centre comprises approximately 450,000 sq ft of retail accommodation. The scheme provides the dominant retail offer within Oldham town centre with occupiers including Boots, River Island, B&M, JD Sports and Next.

The unit is located within the ground floor of Spindles in a prime location with neighbouring occupiers including Next, River Island, Bodycare and The Entertainer.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	2,430	225.75
Basement Ancillary	1,519	141.12

Rent:
Upon application.

Tenure:
The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:
The premises currently has a rateable value of £46,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the year 2020 stands at approximately £29,200 per annum.

EPC:
Energy Performance Asset Rating - TBC

Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
December 2020

Subject to Contract

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