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

SHOPPING CENTRE PROPERTY / CLASS E

Unit 45 The Spindles Shopping Centre, Oldham OL1 1HD



TO LET

Rent: **On application**

Total Area

1,523 Sq ft / 141 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Moss
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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 on the first floor of Spindles in close proximity to Peacocks, H&M and Waterstones.

Demise:	**Sq Ft**	**Sq M**
Sales Area	1,523	141.49
Ancillary Area	1,140	105.91

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 £28,250.

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 £19,691 per annum..

EPC:
Energy Performance Asset Rating - TBC

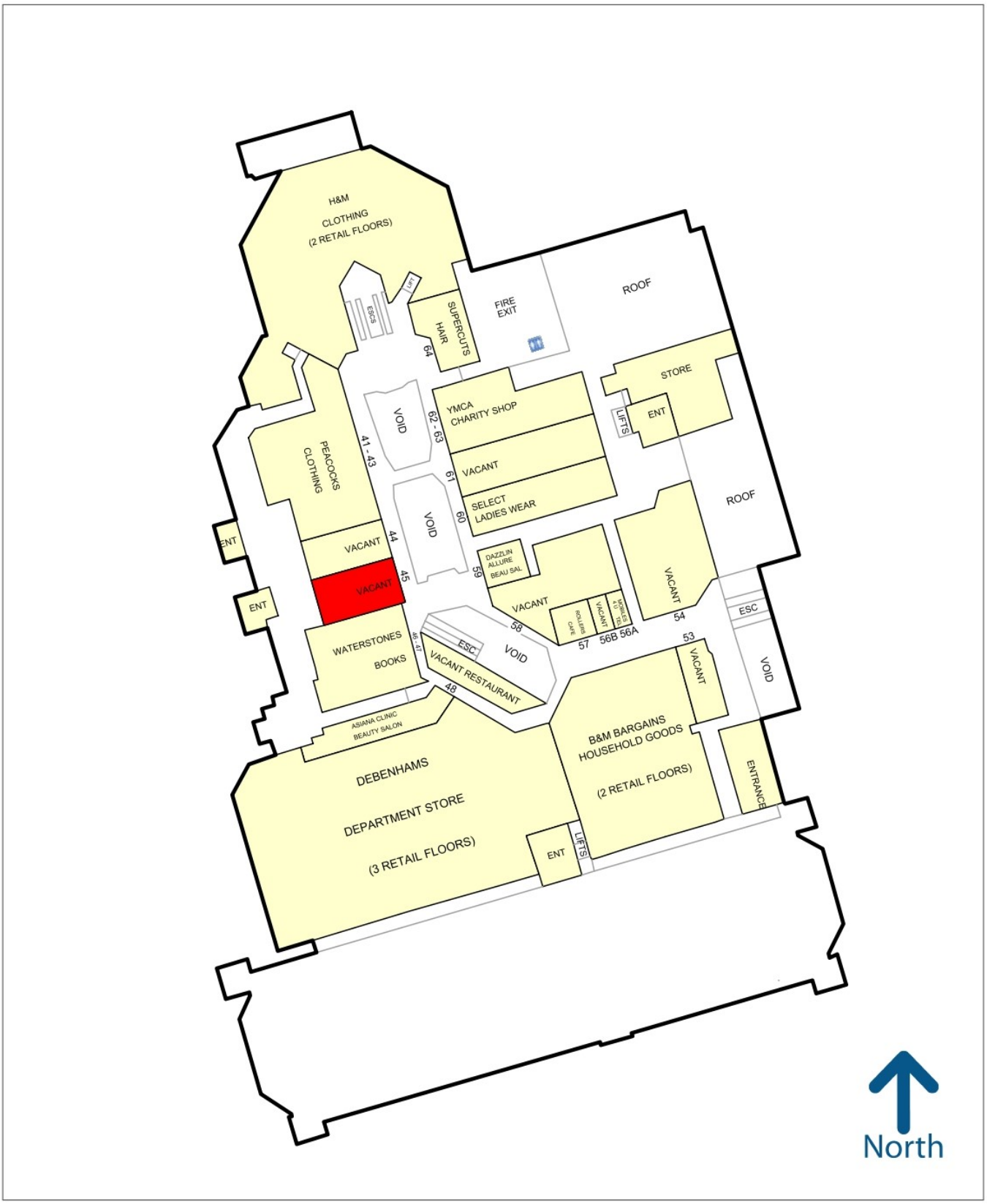
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
December 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. December 2020


H&M
CLOTHING
(2 RETAIL FLOORS)
ESCS
LIFT
SUPERCUTS
HAIR
64
FIRE
EXIT
ROOF
STORE
ENT
LIFTS
YMCA
CHARITY SHOP
62 - 63
VOID
41 - 43
PEACOCKS
CLOTHING
VACANT
61
SELECT
LADIES WEAR
60
VOID
ROOF
ENT
VACANT
44
VACANT
45
DAZZLIN
ALLURE
BEAU SAL
59
VACANT
VACANT
58
57
56B
56A
VACANT
54
ESC
ENT
WATERSTONES
BOOKS
46 - 47
ESC
VOID
VACANT RESTAURANT
48
53
VACANT
VOID
ASIANA CLINIC
BEAUTY SALON
B&M BARGAINS
HOUSEHOLD GOODS
(2 RETAIL FLOORS)
DEBENHAMS
DEPARTMENT STORE
(3 RETAIL FLOORS)
ENTRANCE
ENT
LIFTS
North