

SHOPPING CENTRE PROPERTY

Unit 8 Eden Square Shopping Centre , Urmston M41 0NA



**Rent: £27,000 PA**  
**Ground Floor Area**  
1,418 Sq ft / 132 Sq M

**LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**JRBT Commercial Property**

**Jonathan Thomas**

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**Location:**

Urmston is an affluent Manchester suburb that lies to the South West of Manchester City Centre and benefits from direct links to the M60 and national motorway network.

Eden Square is anchored by a 52,000 sq ft Sainsburys with other national retailers including Aldi, Boots, Iceland, Costa Coffee, Card Factory, Greggs, William Hill, Quality Save, Loungers and Anytime Fitness.

The centre is served by a 486 space car park (free parking up to 3 hours) and incorporates a 22,000 sq ft Library along 76 fully occupied apartment.

**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:**

March 2022

Subject to Contract

**Demise:**

Ground Floor

**Sq Ft**

1,418

**Sq M**

131.76

**Rent:**

£27,000 per annum exclusive

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

**Business Rates:**

The premises currently has a rateable value of £20,750. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that 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.

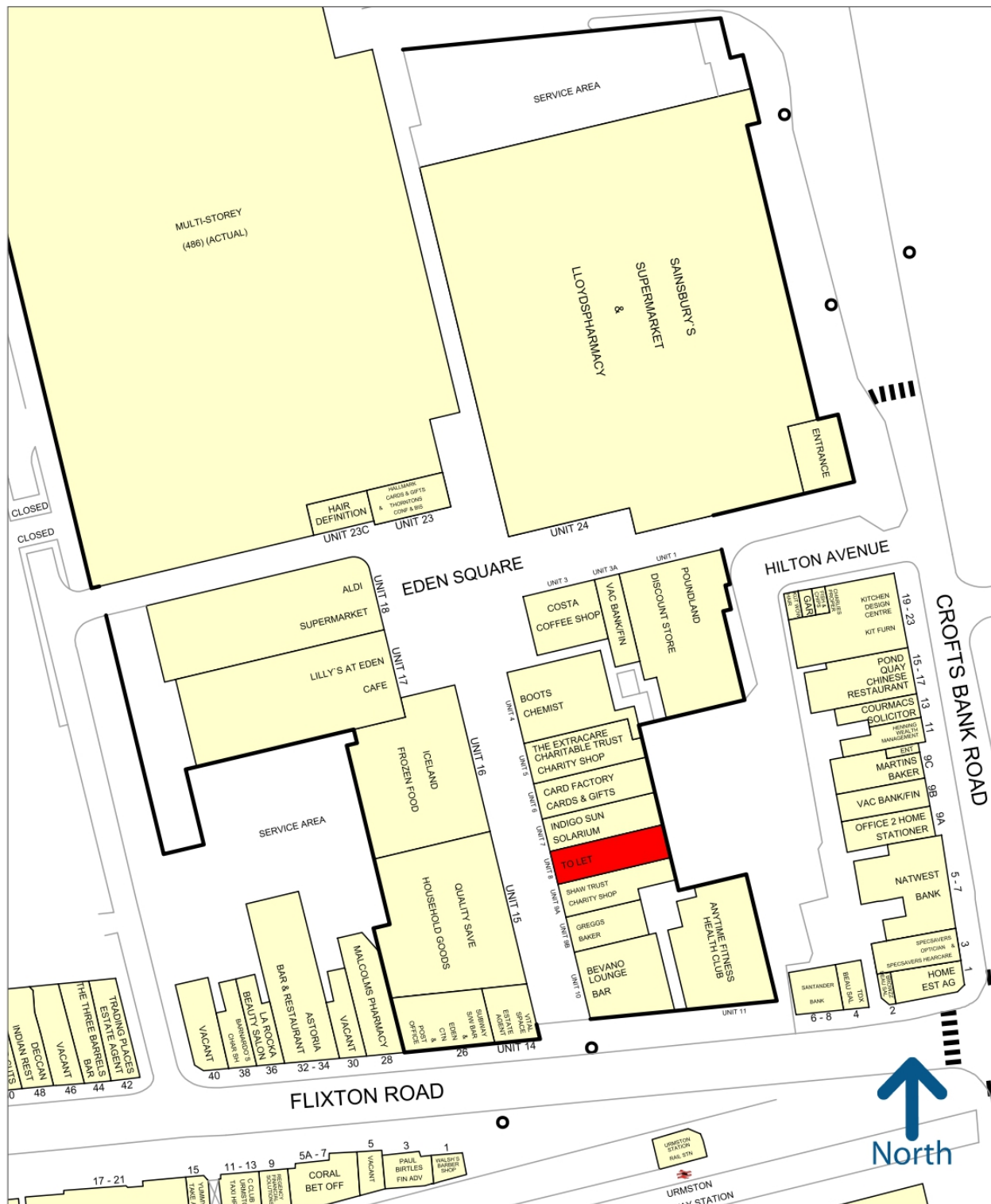
**EPC:**

Energy Performance Asset Rating - B

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Manchester - Urmston



Experian Goad Plan Created: 22/04/2021  
Created By: Barker Proudlove Ltd

