

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 15 Town Square Shopping Centre, Oldham OL1 1HD



**Rent: On application**

**Ground Floor Area**

**1,383 Sq ft / 128 Sq M**

**TO  
LET**

**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 Town Square in a prime location with neighbouring occupiers including Three, EE, Clintons, Blue Inc, Ernest Jones, H Samuel and Beaverbrooks.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,383	128.48
First Floor	1,373	127.56

**Rent:**

On Application

**Business Rates:**

The premises currently has a rateable value of £15,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

Available on request

**EPC:**

Energy Performance Asset Rating - C

**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.

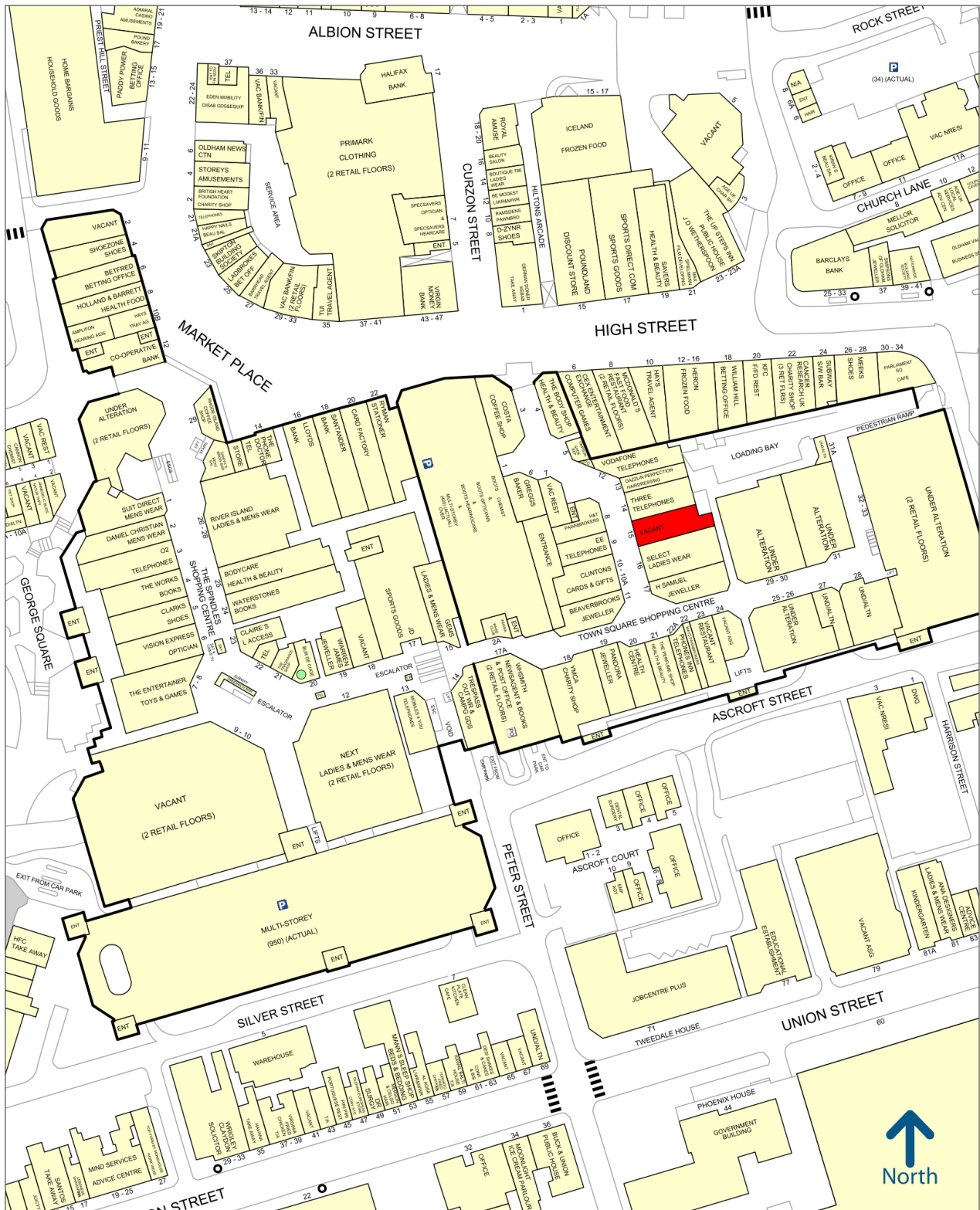
**Date Prepared:**

Subject to Contract

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Oldham



Experian Goad Plan Created: 05/10/2023

Created By: Barker Proudlove Ltd

50 metres

