

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 9A (Former Shaw Trust), Eden Square Shopping Centre, Urmston



Rent: £29,500 PA
Ground Floor Area
1,181 Sq ft / 210 Sq M

LET

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jon Lovelady

Mob: 07717 661389

Email: jon@barkerproudlove.co.uk

JRBT Commercial Property

Jonathan Thomas

Tel: 01865 595143

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.

Demise:	Sq Ft	Sq M
Ground Floor	1,181	209.72

Rent:

£29,500 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 £20,500. 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 - D

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:

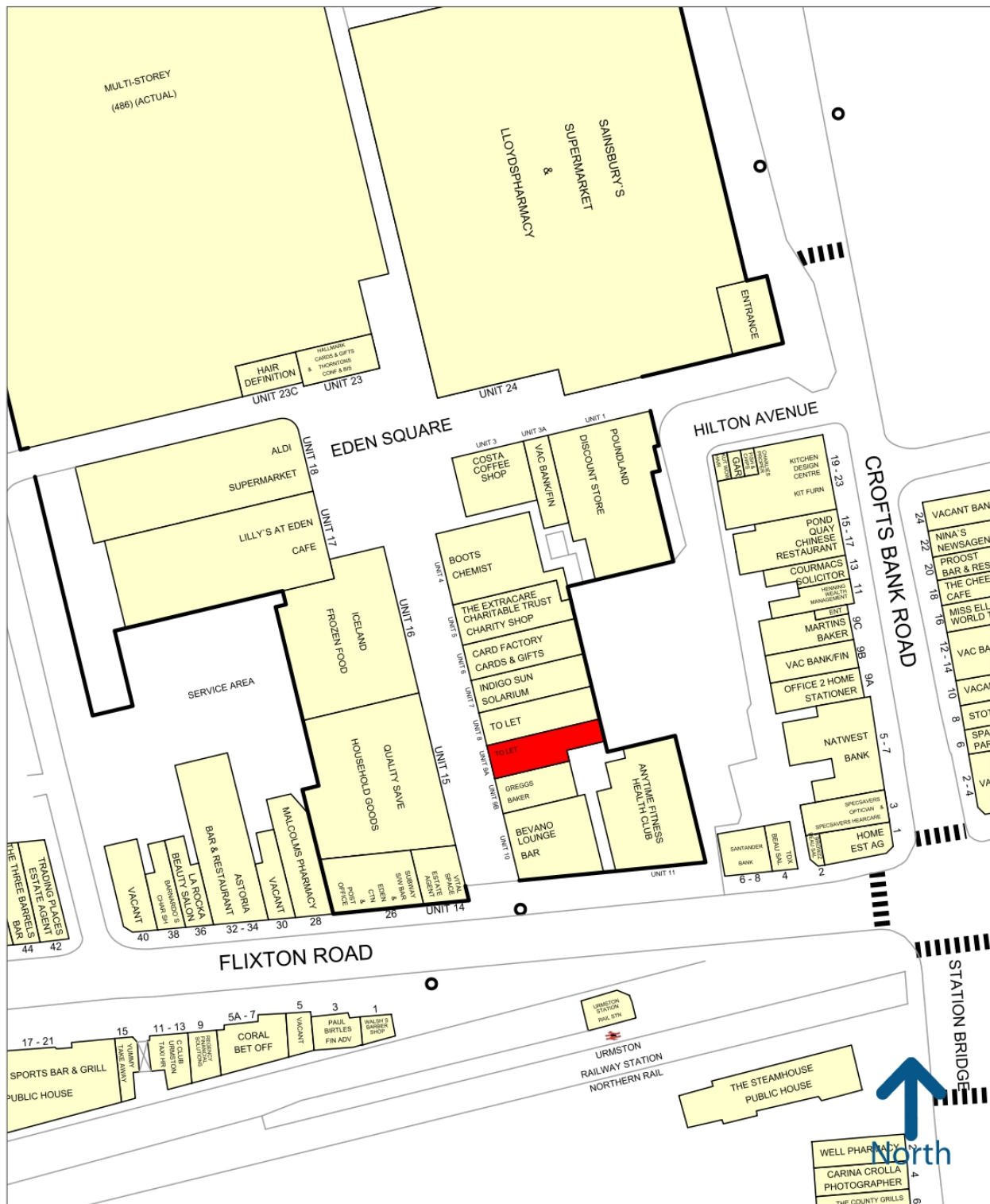
May 2021

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. May 2021



Manchester - Urmston



Experian Goad Plan Created: 12/05/2021
Created By: Barker Proudlove Ltd

50 metres