

**SHOPPING CENTRE PROPERTY**

Flexible Space, First Floor, Eden Square Shopping Centre, Urmston

**Rent: £9,500 PA****First Floor Area**

350 Sq ft / 33 Sq M

**LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jon Lovelady****Mob:** 07717 661389**Email:** [jon@barkerproudlove.co.uk](mailto:jon@barkerproudlove.co.uk)

**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 alongside 76 fully occupied apartments.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
First Floor	350	32.52

**Rent:**

£9,500 per annum exclusive

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed. The lease will be granted outside of the Landlord and Tenant Act 1954 (part 2).

**Business Rates:**

The rateable value is to be assessed. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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:**

The service charge is to be confirmed

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

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

**VAT:**

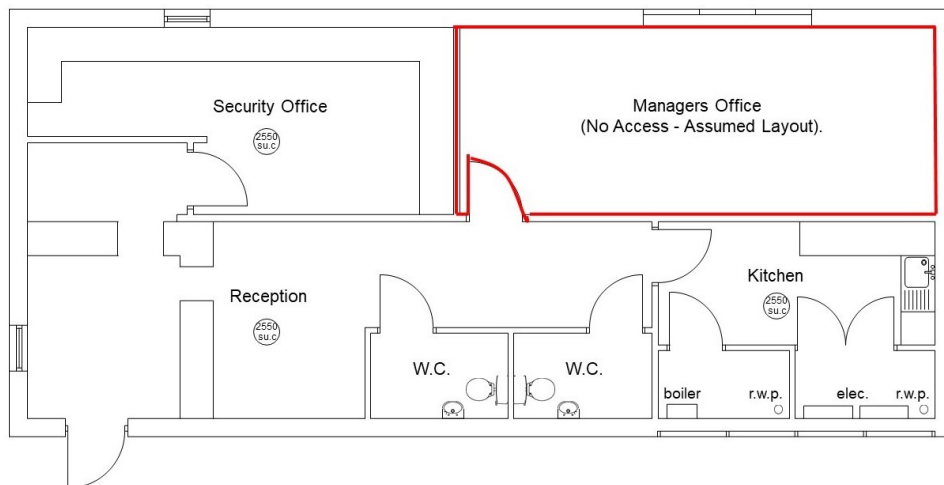
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

April 2022

Subject to Contract

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Management Suite - Floor Plan - 1211sq ft