



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

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jon Lovelady

Mob: 07717 661389

Email: 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:

Demise:	Sq Ft	Sq M
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

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:

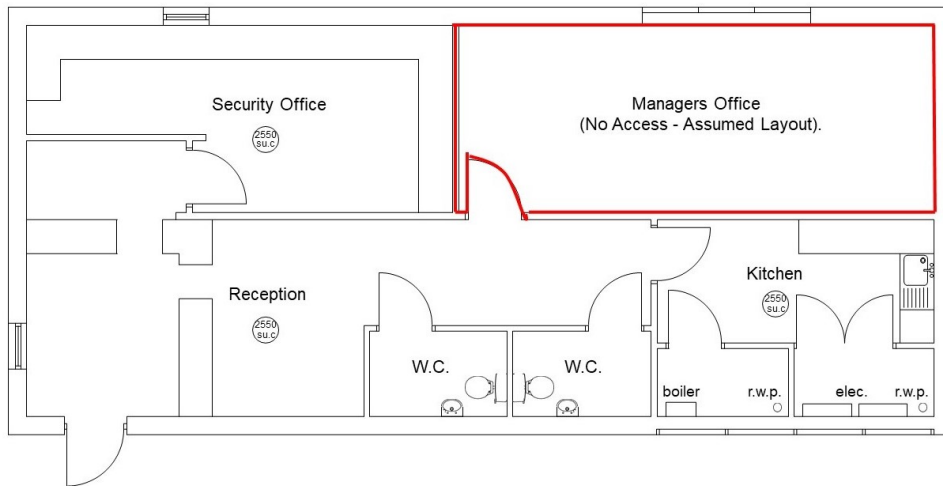
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

April 2022

Subject to Contract

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. April 2022



Management Suite - Floor Plan - 1211sq ft