

SHOPPING CENTRE PROPERTY / CLASS E

Unit 18, The Spindles Shopping Centre, Oldham OL1 1HD

**Rent: On application****Ground Floor Area**

1,450 Sq ft / 135 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Moss****Mob:** 07977 278229**Email:** jmoss@barkerproudlove.co.uk**Tom Prescott****Mob:** 07841 168163**Email:** tom@barkerproudlove.co.uk

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 Spindles in a prime location with neighbouring occupiers including Next, River Island, Bodycare and The Entertainer.

Demise:

	Sq Ft	Sq M
Ground Floor	1,450	134.71
Basement	1,072	99.59

Rent:

Upon Application

Tenure:

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £17,500. 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

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:

Subject to Contract

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Oldham

