Barker Proudlove

Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

Unit S1 Middleton Shopping Centre, Middleton



LET

Rent: **On application**

Area
742 Sq ft / 69 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton
Mob: 07554 402314
Email: gary@barkerproudlove.co.uk

Location:
Middleton is a well-established and densely populated town located 4.4 miles (7 km) North East of Manchester and 7.7 miles (12 km) South East of Bury.

Middleton Shopping Centre provides the prime location within the Town Centre with over 340,000 sq ft of modern covered retail space. Existing retailers include Peacocks, Boots, WH Smiths, Argos, Wilkinson and Quality Save.

Neighbouring retailers include Iceland, Poundstretcher and Sports Direct.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	742	68.93

Rent:
Upon application.

Tenure:
The unit is offered on a new 10 year full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:
The unit has a 2017 rateable value assessment of £10,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

Service Charge:
The on-account service charge for the year 2020 stands at approximately £5,976 per annum.

EPC:
Energy Performance Asset Rating - B

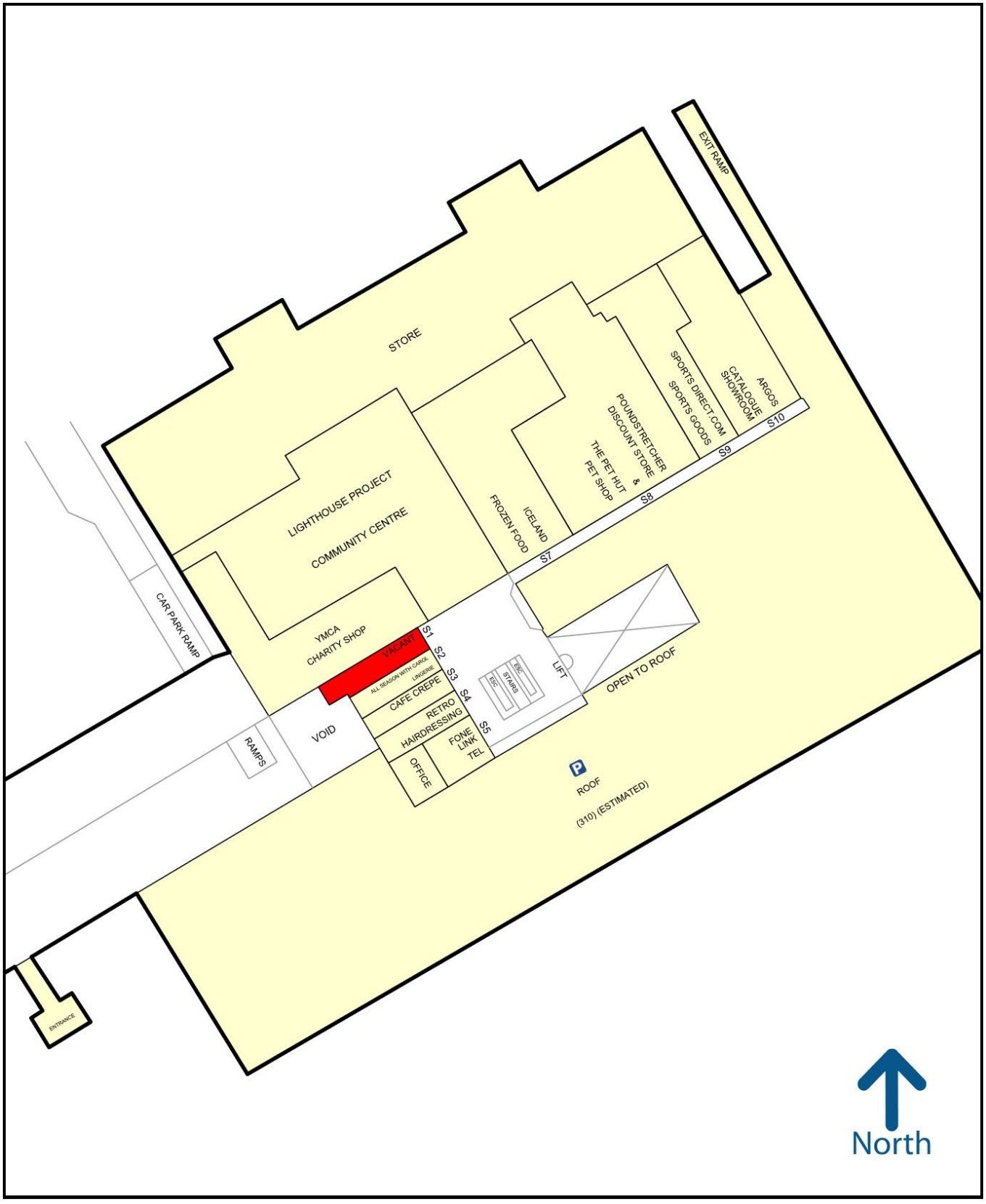
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
February 2020

Subject to Contract

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STORE
EXIT RAMP
LIGHTHOUSE PROJECT
COMMUNITY CENTRE
ICELAND
FROZEN FOOD
POUNDSTRETCHER
DISCOUNT STORE
&
THE PET HUT
PET SHOP
SPORTS DIRECT.COM
SPORTS GOODS
CATALOGUE
SHOWROOM
ARGOS
S10
S9
S8
S7
CAR PARK RAMP
YMCA
CHARITY SHOP
VACANT
S1
S2
ALL SEASON WITH CAMOU
LINGERIE
S3
CAFE CREPE
S4
RETRO
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