

**SHOPPING CENTRE PROPERTY / CLASS A1**

Unit 1 Spinning Gate Shopping Centre, Leigh

**Rent: £26,500 PA****Area**

631 Sq ft / 59 Sq M

**LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Simon Colley****Mob:** 07966 181708**Email:** simon@barkerproudlove.co.uk

**Location:**

The shopping centre is located in the heart of Leigh town centre linking directly to Bradshawgate and Leigh bus station. The centre also neighbours Loom Retail Park which is linked via a new pedestrian crossing. The Spinning Gate centre is the prime retailing area and the schemes hosts a number of national and local retailers including B&M, Holland and Barrett, Peacocks, Costa and Card Factory.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1030	95.69
First Floor	631	58.62

**Rent:**

£26,500 per annum exclusive.

**Tenure:**

The premises are available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The unit has a rateable value assessment of £20,500.

For further details please contact the business rates department in 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](http://www.gov.uk).

**Service Charge:**

Available on request.

**EPC:**

Energy Performance Asset Rating - E

**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:**

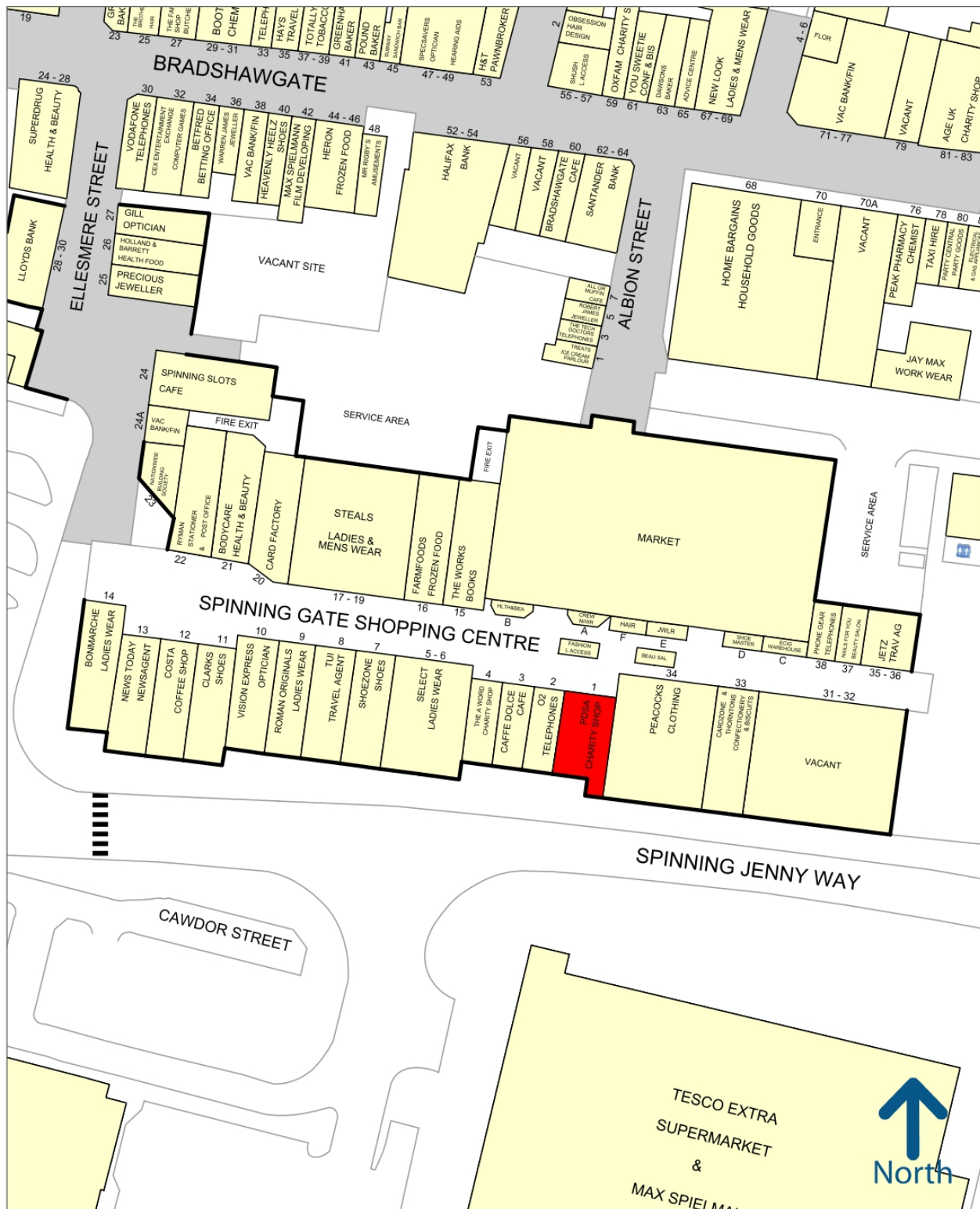
February 2020

Subject to Contract

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Leigh



Experian Goad Plan Created: 21/06/2023

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