

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 1B Colmar House, Middleton Shopping Centre, Middleton



Rent: £15,000 PA

Area

499 Sq ft / 46 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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, Sports Direct, Boots, WH Smith, Argos and Quality Save.

The subject unit occupies a prime location on Middleton Gardens close to the entrance to the centre and the town's bus station. Nearby retailers include Santander, McDonalds and Ladbroke's. The unit benefits from the ability to offer out of hours' trading in a very popular location.

Demise:	Sq Ft	Sq M
Ground Floor	499	46.36

Rent:

We are seeking rental offers in the order of £15,000 per annum exclusive.

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 rateable value assessment of £9,800.

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

Service Charge:

Available on request

EPC:

Energy Performance Asset Rating - C

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:

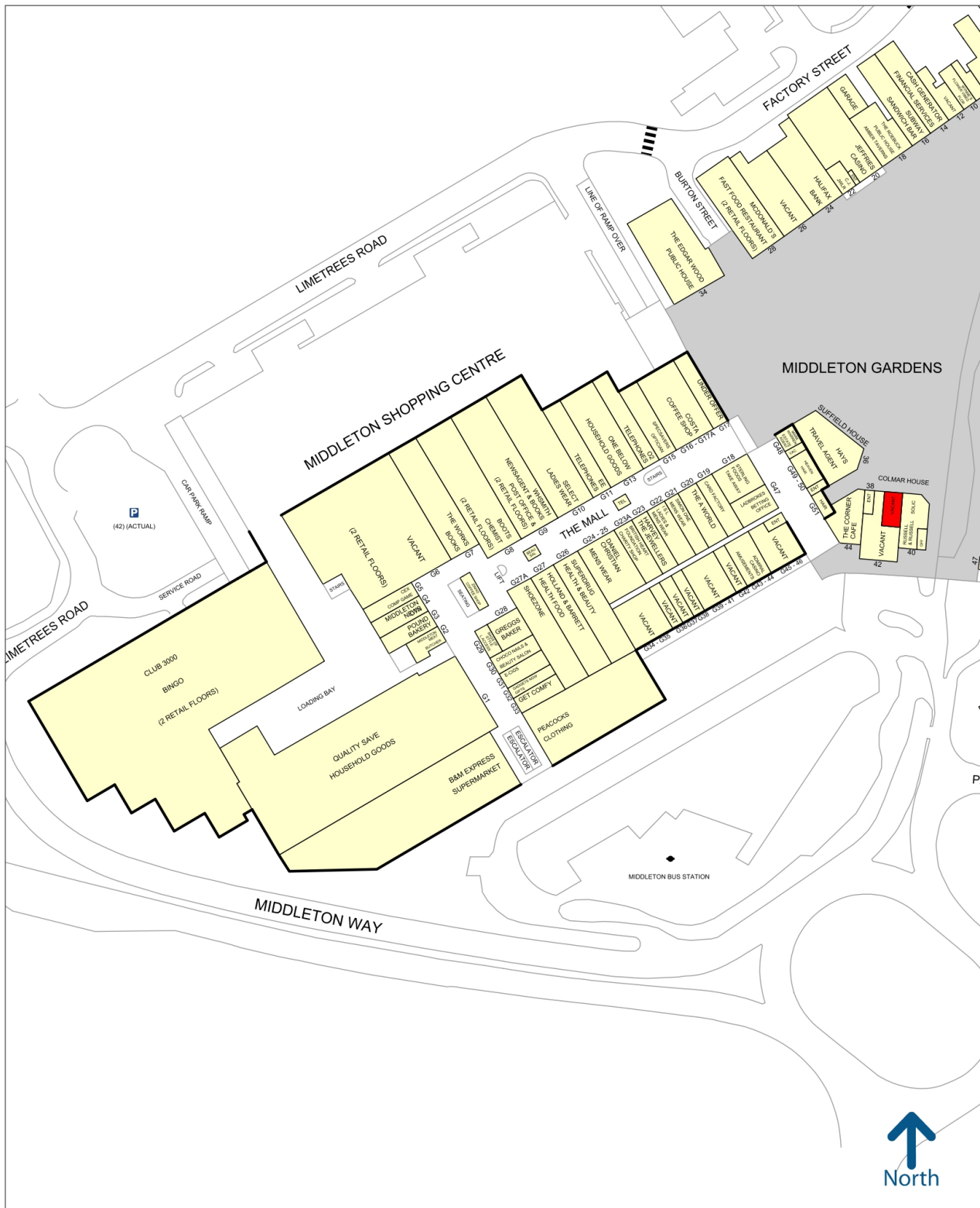
February 2020

Subject to Contract

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Middleton



50 metres

Experian Goad Plan Created: 27/11/2023

Created By: Barker Proudlove Ltd

