

SHOPPING CENTRE PROPERTY / CLASS A1

Unit A, Part Ground Floor, Colmar House Middleton Shopping Centre, Middleton



Rent: £25,000 PA

Area

1,027 Sq ft / 95 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

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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, Wilkinson and Quality Save.

Demise:	Sq Ft	Sq M
Ground Floor	1027	95.41

Rent:

We are seeking rental offers in the order of £25,000 per annum

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 £19,750.

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 £3,818.

EPC:

Energy Performance Asset Rating - D

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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