



SHOPPING CENTRE PROPERTY / CLASS A1
Unit F10 Middleton Shopping Centre, Middleton



Rent: £12,500 PA

Area

935 Sq ft / 87 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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. Retailers include Peacocks, Boots, WH Smiths and Argos.

The subject unit occupies an extremely prominent location on the first floor in close proximity to the 30,000 sq ft Xercise 4 Less gym and Middleton Health Centre.

Accommodation:

The premises are arranged over the first floor.

Demise:	Sq Ft	Sq M
Ground Floor Sales	939	87.24

Rent:

We are seeking rental offers in the order of £12,500 per annum exclusive.

Tenure:

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The unit has a rateable value assessment of £8,100.

For further details visit Gov.uk or 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.

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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