



SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 1.11 Middleton Shopping Centre, Middleton



**Rent: £17,500 PA**

**Area**

2,064 Sq ft / 192 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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## 1.11

### **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.

The subject unit occupies an extremely prominent location on the First Floor in close proximity to the 30,000sq ft Xercise 4 Less gym and Middleton health centre.

### **Accommodation:**

The premises are arranged over the first floor.

Further retail accommodation may be provided, details on request from the agents.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	2064	191.75

### **Rent:**

We are seeking rental offers in the order of £17,500 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 property is yet to be assessed for rates.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Local Rating

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

### **Service Charge:**

The on-account service charge for the year 2020 stands at approximately £9,239.

### **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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