

# TO LET

G17

Middleton Shopping Centre  
Middleton



## 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, Sports Direct, Boots, WH Smiths, Argos and Wilkinson.

## Accommodation

The unit is located at the entrance to the shopping centre in a position of unrivalled prominence, offering the ability for 'out of hours' trade.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,159	107.7

## Rent

We are seeking rental offers in the order of £35,000 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 2017 draft valuation rateable value assessment of £19,750.

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

## Service Charge

The on-account service charge for the year 2016 stands at approximately £7,820.

## 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.

SUBJECT TO CONTRACT

Details prepared October 2016

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

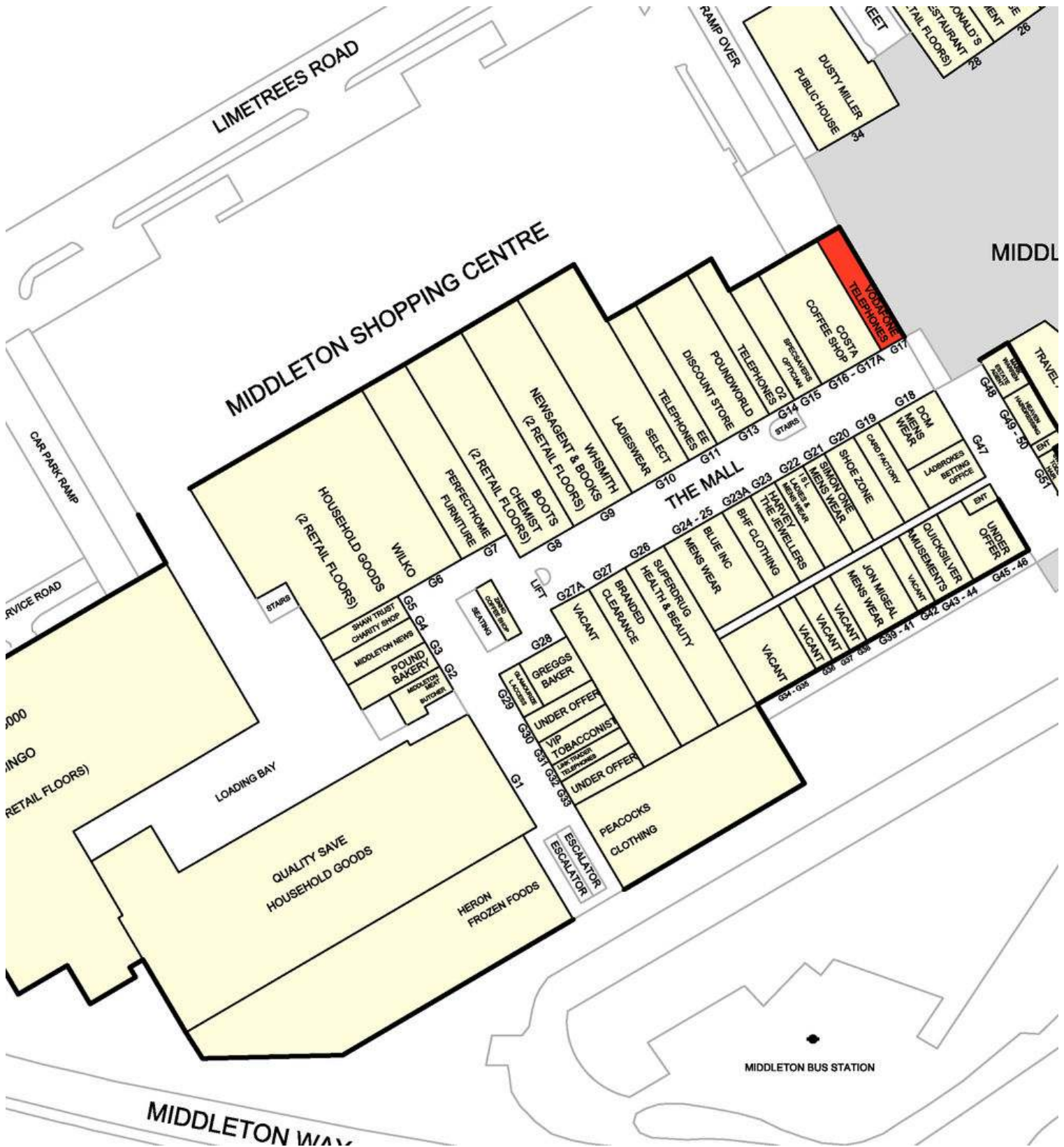
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