

# TO LET

## Unit 1.10 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. Existing retailers include Peacocks, Boots, WH Smiths, Argos, Wilkinson and Quality Save.

The subject unit occupies an extremely prominent location on the First Floor. Nearby occupiers include Ethel Austin, Wilkinson and Middleton NHS Walk in Centre.

### Accommodation

The subject unit may be subdivided, further details upon request.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,064	191.8

### 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 Authority.

### 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.

SUBJECT TO CONTRACT

Details prepared June 2017

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

Barker Proudlove

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