



OLDHAM

1 THE SPINDLES, SPINDLES & TOWN SQUARE SHOPPING CENTRE

LOCATION

Spindles and Town Square Shopping Centre comprises approximately 450,000 sq ft of retail accommodation over two trading levels, providing two multi-storey car parks with 1,370 spaces; and a tenant lineup including **H&M, River Island, Next, Debenhams, TJ Hughes, JD, The Entertainer, Boots, Waterstones, B&M** and **Costa** amongst others.

The centre benefits from a weekly footfall in excess of 180,000 per week. Oldham has a catchment population of 217,000 within 6.5 mile radius and 1.91 million within a 12 mile radius. The primary and secondary catchment totals 518,240.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	183.57 sq.m	(1,976 sq.ft)
Basement	158.02 sq.m	(1,701 sq.ft)

TERMS

The premises are available by way of a new 10 year effective full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

£40,000 per annum exclusive.

SERVICE CHARGE

The service charge for the current year is £27,189.

RATES

Rateable Value (2017) £52,000

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of C (54). A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE



0161 806 0866
metisrealestate.com

Nick McAllester:
nmcallester@metisrealestate.com

Luke Nicholson
lnicholson@metisrealestate.com

Or via our Joint Agents

Jamieson Mills
0203 746 6880



Experian Goad Plan Created: 07/10/2019
Created By: Metis Real Estate Advisors Ltd

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

