

# TO LET

## Unit 1 Spinning Gate Shopping Centre Leigh



### Location

The shopping centre is located in the heart of Leigh town centre linking directly to Bradshawgate and Leigh bus station. The centre also neighbours Loom Retail Park which is linked via a new pedestrian crossing. The Spinning Gate centre is the prime retailing area and the schemes hosts a number of national and local retailers including B&M, Holland and Barrett, Peacocks, Costa and Card Factory.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,030	95.7
First Floor	631	58.6

### Rent

£26,500 per annum exclusive.

### Tenure

The premises are available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

### Business Rates

The unit has a 2017 rateable value assessment of £23,000. For further details please contact the business rates department in the local authority.

### Service Charge

The on-account service charge for the year 2018 stands at approximately £10,134.

### 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.

**SUBJECT TO CONTRACT**

Details prepared June 2019

**Viewing Strictly through the joint letting agents.**

Barker Proudlove

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