

TO LET

Unit S1 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.

Neighbouring retailers include Iceland, Poundstretcher and Sports Direct.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	742	68.9

Rent

Upon application.

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 rateable value assessment of £10,500. 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 2017 stands at approximately £5,771 per annum.

EPC

Energy Performance Asset Rating -

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 September 2017

Viewing Strictly through the sole letting agent.

Barker Proudlove

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