

SHOP TO LET – MIDDLETON

Unit F10



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LOCATION / DESCRIPTION – Middleton Shopping Centre provides over 340,000 sq ft of modern covered retail space. Existing retailers in the Shopping Centre include Peacocks, Boots the Chemist, WH Smith, Argos and Wilkinson.

The unit is located on the first floor adjacent to WH Smith and in close proximity to Wilkinson, Boots the Chemist and a new 7,000 sq ft Healthcare Centre.

ACCOMMODATION – The subject premises have the following approximate areas / dimensions :

Ground Floor Sales	90.95 sq m	979 sq ft
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Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves.

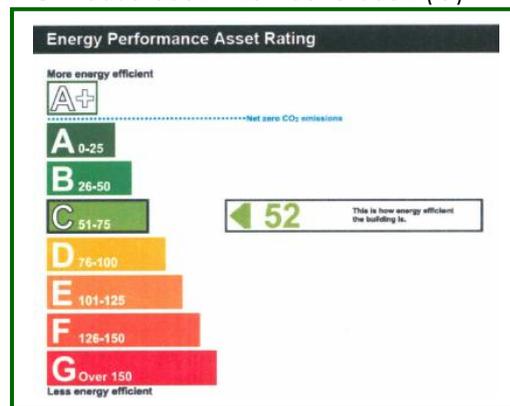
LEASE TERMS / TENURE – The property is available on a new effectively full repairing and insuring lease, subject to 5 yearly rent reviews.

RENTAL – £10,000 per annum exclusive.

SERVICE CHARGE – The current service charge liability for this unit is £5,796.70.

LEGAL COSTS – Each party are to bear their own legal costs incurred in the documentation of this transaction.

EPC – 0660-0632-7259-0395-6002 (C)



RATING ASSESSMENT – We have been verbally informed by the Local Rating Authority that the premises have a rateable value of £12,000 giving a rates payable for 2013/2014 of £5,544.

We would advise interested parties to verify this information themselves

VIEWING – Strictly by appointment with Jon Lovelady or John Brady of this office or alternatively Jocelyn Holmes / Nick Warr @ GCW (0207 408 0030).

For details of other properties our web-site address is - www.bradys.co.uk

MISDESCRIPTION - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.
DETAILS AMENDED : December 2013