

# TO LET

## Unit 1.11 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 opposite the bus station. Nearby occupiers include Heron Frozen Foods, Ethel Austin, Wilkinson and Middleton NHS Walk in Centre.

### Accommodation

The premises are arranged over the first floor.

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

**Grant Owens**

+44 (0)161 631 2853

+44 (0)7808 646576

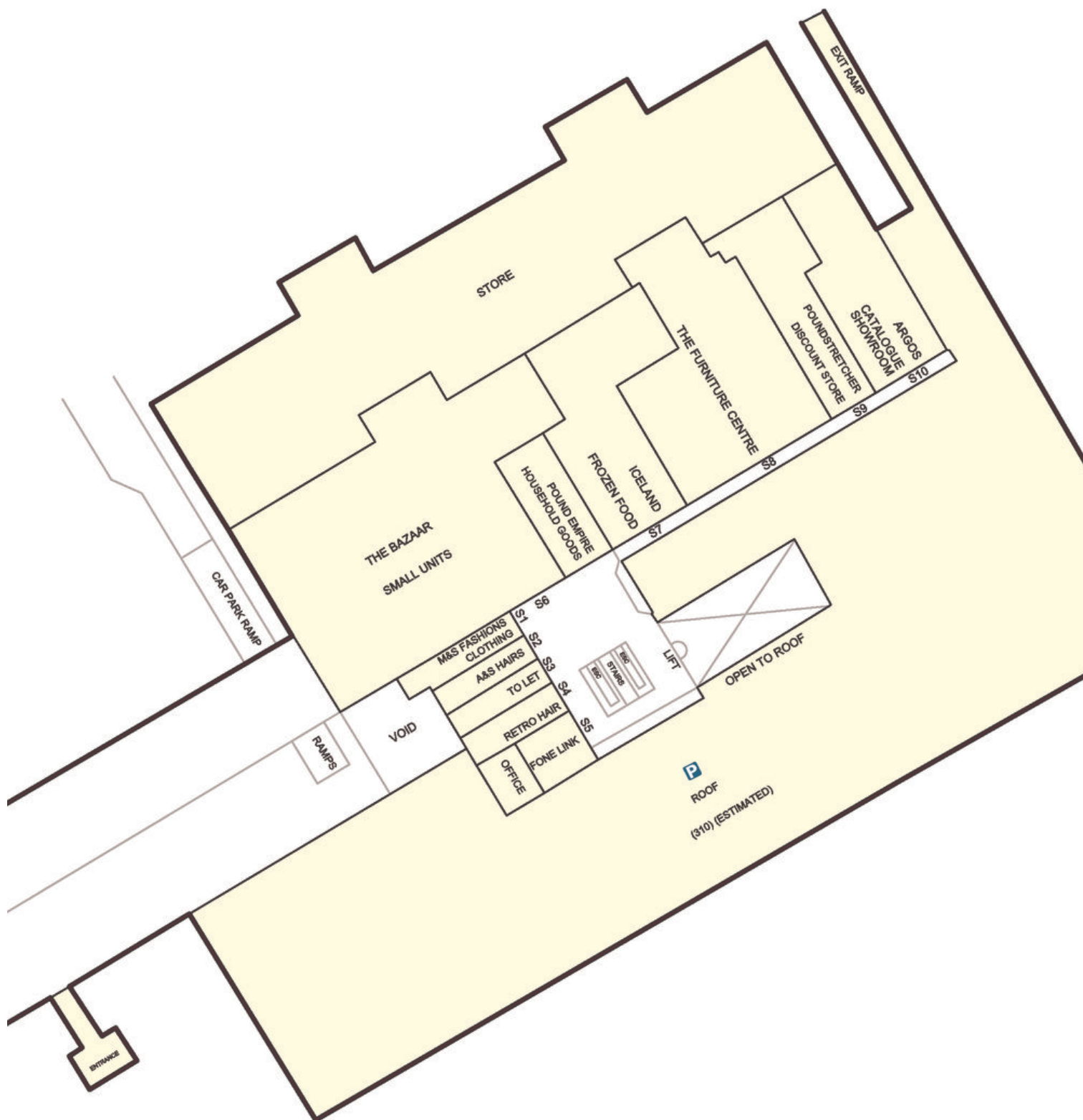
[grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)

**Gary Crompton**

+44 (0)161 631 2855

+44 (0)7554 402314

[gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2017.