



## OLDHAM

### 45 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 a 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	141.49 sq.m	(1,523 sq.ft)
Ground Ancillary	105.9 sq.m	(1,140 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

£27,500 per annum exclusive.

#### SERVICE CHARGE

The service charge for the current year is £19,691.

#### RATES

Rateable Value (2017)      £26,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit [www.voa.gov.uk](http://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 D (83). A copy of the EPC is available upon request.

#### SUBJECT TO CONTRACT & WITHOUT PREJUDICE



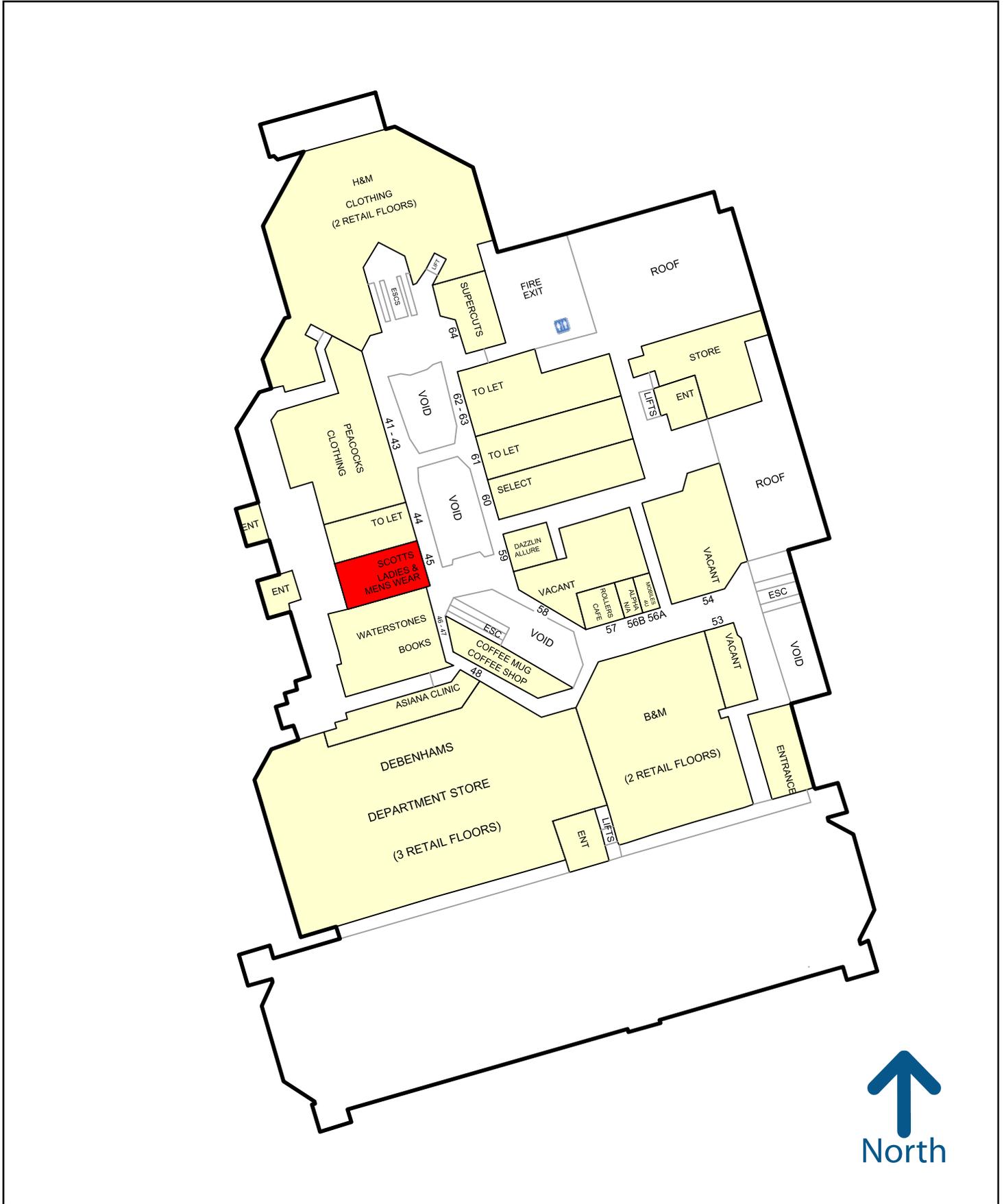
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50 metres

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