

TO LET

Unit F12 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 sqft of modern covered retail space. Retailers include Peacocks, Boots, WH Smiths, Argos and Wilkinson.

Accommodation

The subject unit occupies an extremely prominent location on the First Floor level of the centre which benefits a 32,000 sq ft Xercise 4 Less gym and Middleton NHS Centre.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	616	57.2

Rent

We are seeking rental offers in the order of £10,000 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 unit has a 2017 rateable value assessment of £6,800.

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 2018 stands at approximately £5,243.

EPC

Energy Performance Asset Rating - B

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 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

+44 (0)161 631 2853

+44 (0)7808 646576

grant@barkerproudlove.co.uk

Gary Crompton

+44 (0)161 631 2855

+44 (0)7554 402314

gary@barkerproudlove.co.uk

