

# To Let



## Oldham

Unit 40, The Spindles Shopping Centre, OL1 1HD

Ground Floor: 1,896 sq ft (176.14 sq m)

Rent on Application

## Location & Description:

- Spindles Town Square Shopping Centre comprises approximately 450,000 sq ft of retail accommodation.
- The scheme provides the dominant retail offer within Oldham town centre with occupiers including Boots, River Island, JD Sports, Next and household favourites, B&M, who will soon be upsizing their current store.
- The unit is located on the exterior of the centre offering the ability for 'out of hours' trade in close proximity to the town's bus station. Neighbouring occupiers include Home Bargains, Shoe Zone, Holland & Barrett and Primark.

### Demise:

Ground Floor 1,896 sq ft (176.14 sq m)  
First Floor 1,748 sq ft (162.39 sq m)

### Rent:

Available upon request.

### Lease:

A new eFRI lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment - D.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £30,000.

### Date Prepared:

May 2024

### Contact Us:

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Oldham



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