

To Let



Urmston

Unit 1 & 2, Eden Square Shopping Centre, M41 0NA

Ground Floor Sales: 4,498 sq ft (417.88 sq m)

Rent: £75,000 pax

Subject to Securing Vacant Possession

Location & Description:

- **Urmston is an affluent Manchester suburb that lies to the south west of Manchester city centre and benefits from direct links to the M60 and national motorway network.**
- **Eden Square is anchored by a 52,000 sq ft Sainsburys with other national retailers including Aldi, Boots, Iceland, Costa Coffee, Card Factory, Greggs, Quality Save, Loungers and Anytime Fitness.**
- **The centre is served by a 486 space car park (free parking up to 3 hours) and incorporates a 22,000 sq ft library alongside 76 fully occupied apartments.**

Demise:

Ground Floor	4,498 sq ft (417.88 sq m)
Ground Floor Ancillary	1,233 sq ft (114.55 sq m)
First Floor Ancillary	327 sq ft (30.38 sq m)

Rent:

£75,000 per annum exclusive.

Lease:

Subject to securing vacant possession, a new effectively full repairing and insuring lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £78,000.

Date Prepared:

July 2024

Contact Us:

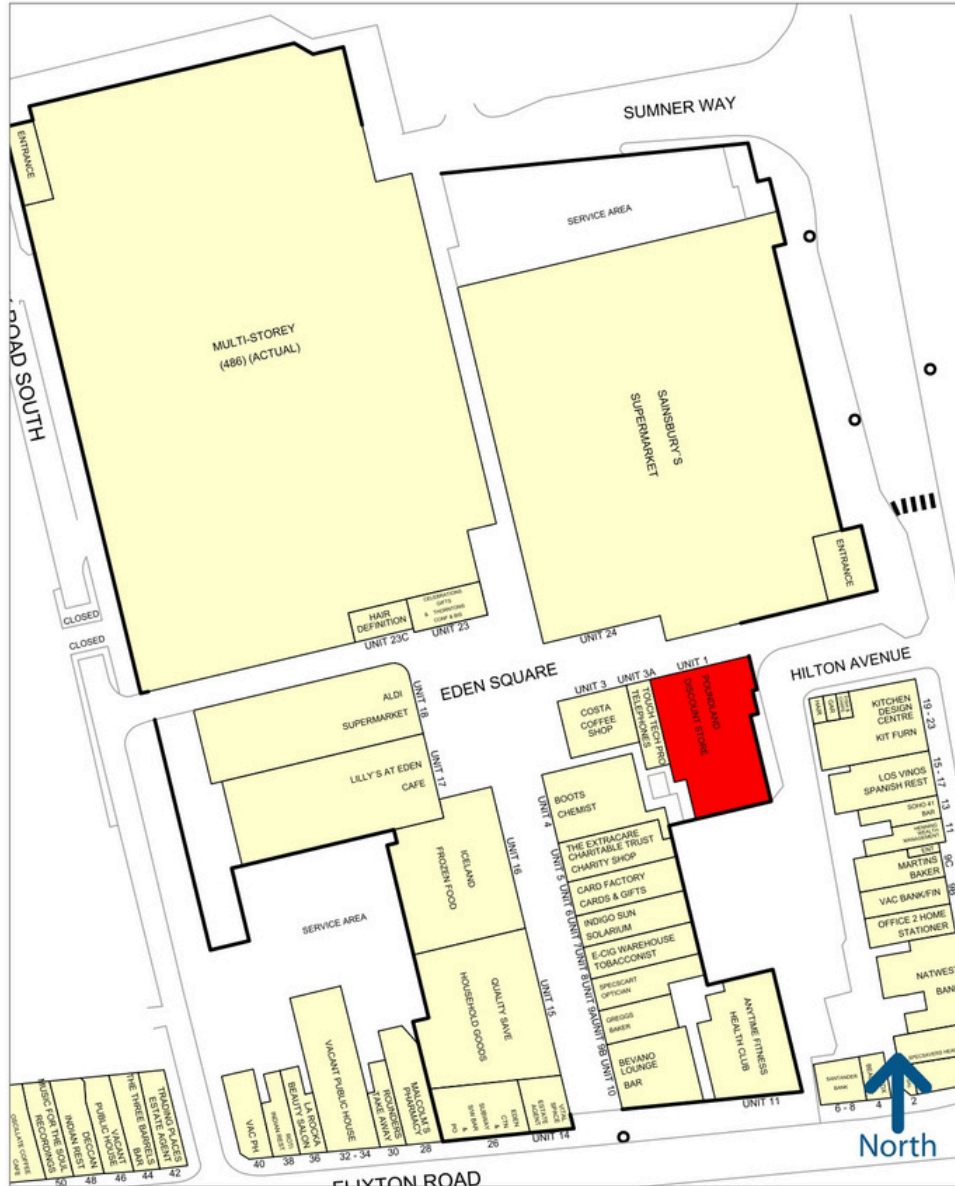
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Manchester - Urmston



50 metres
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