

To Let



Middleton

Unit F10, Middleton Shopping Centre

939 sq ft / 87.24 sq m

£12,500 PAX

Location & Description:

- **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.**
- **Retailers include Peacocks, Boots, WH Smiths and Argos.**
- **The subject unit occupies an extremely prominent location on the first floor in close proximity to the 30,000 sq ft Xercise 4 Less gym and Middleton Health Centre.**

Demise:

Ground Floor 939 sq ft 87.24 sq m

Rent:

£12,500 per annum exclusive

Lease:

New FRI 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) – £8,100.

Date Prepared:

March 2024

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