

To Let
3 x private parking spaces
to the rear



Two Storey Retail Shop - May suit other uses STPP

1,163 SQ FT (108.01 SQ M)

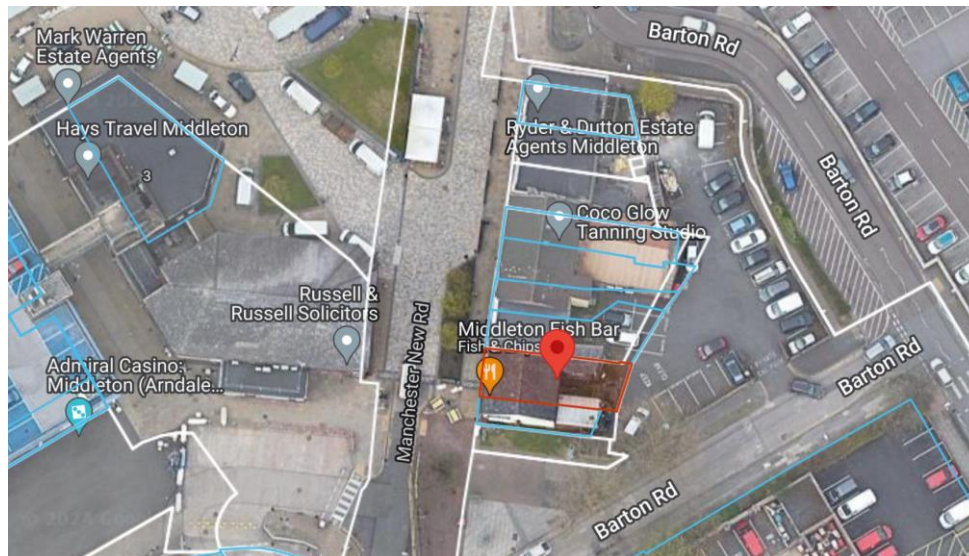
📍 45 MIDDLETON GARDENS, MIDDLETON, MANCHESTER, M24 1AB

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Turner Westwell
Commercial Agents

KEY FEATURES

- Two storey mid-terraced retail shop
- May suit a variety of uses including office/estate agent/professional uses, or a number of retail type uses
- Located on the popular Middleton Gardens
- Situated on natural pedestrianised link between Tesco & Middleton Shopping Centre
- Walking distance of Middleton Bus Station and Middleton Shopping Centre
- 3 x private car parking spaces at the rear
- Nearby occupiers include McDonalds, BetFred, Cash Generator, Ryder & Dutton & Dutton and a number of independent occupiers
- New lease - available 01.09.2024 (potentially sooner, if required)
- £12,950 per annum exclusive



LOCATION

The property is located on the popular Middleton Gardens, within the Town's prime retail core on the natural pedestrianised link between Tesco and Middleton Shopping Centre.

Nearby occupiers include McDonalds, BetFred, Cash Generator, Ryder & Dutton and a number of independent occupiers including a chip-shop, hair salon and takeaway.

Middleton Shopping Centre is a short distance walk from the property which boasts a number of multi-national and independent retailers.

DESCRIPTION

The property comprises a traditionally constructed mid-terraced property, set beneath a pitched and slated roof covering. Internally, the accommodation is arranged over ground and first floors and provides for retail and ancillary accommodation, which is majority open-plan, together with 3 x private car parking spaces at the rear.

The property may suit a variety of uses including office/estate agent/professional uses and of course, a number of retail uses.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor - Retail	51.01	554
First Floor	57.00	609
Total	108.01	1,163*

***plus private parking for 3 vehicles at the rear**

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£12,950 per annum exclusive.

VAT

VAT is not applicable.

USE

E-class (Commercial, Business and Service). The property may suit a number of occupiers, including retail, cafe, office, etc.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,700, with effect from 1st April 2023.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Rochdale Borough Council).

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of E(105). The certificate is valid until 6th December 2027. A full copy of the Report is available upon request.

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105 E

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.