

SHOPPING CENTRE PROPERTY / CLASS E

Unit 40 The Spindles Shopping Centre, Oldham OL1 1HD



Rent: On application
Ground Floor Area
1,896 Sq ft / 176 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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, B&M, JD Sports and Next.

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 Sales	1,896	176.14
First Floor	1,748	162.39

Sq Ft**Sq M****Rent:**

Upon application.

Tenure:

The unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £30,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - D

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.

Date Prepared:

Subject to Contract

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Oldham



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