

## SHOPPING CENTRE PROPERTY / CLASS E

Unit 23, Town Square Shopping Centre, Oldham OL1 1HD

**Rent: On application****Ground Floor Area**

1,323 Sq ft / 123 Sq M

**TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Moss****Mob:** 07977 278229**Email:** [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)**Tom Prescott****Mob:** 07841 168163**Email:** [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

**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 within the ground floor of Town Square in a prime location with neighbouring occupiers including Three, EE, Clintons, Blue Inc, H Samuel and Beaverbrooks.

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,323	122.91
First Floor	896	83.24

**Rent:**

On Application

**Business Rates:**

The premises currently has a rateable value of £14,000. 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2022 stands at approximately £14,610.

**EPC:**

Energy Performance Asset Rating - E

**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.

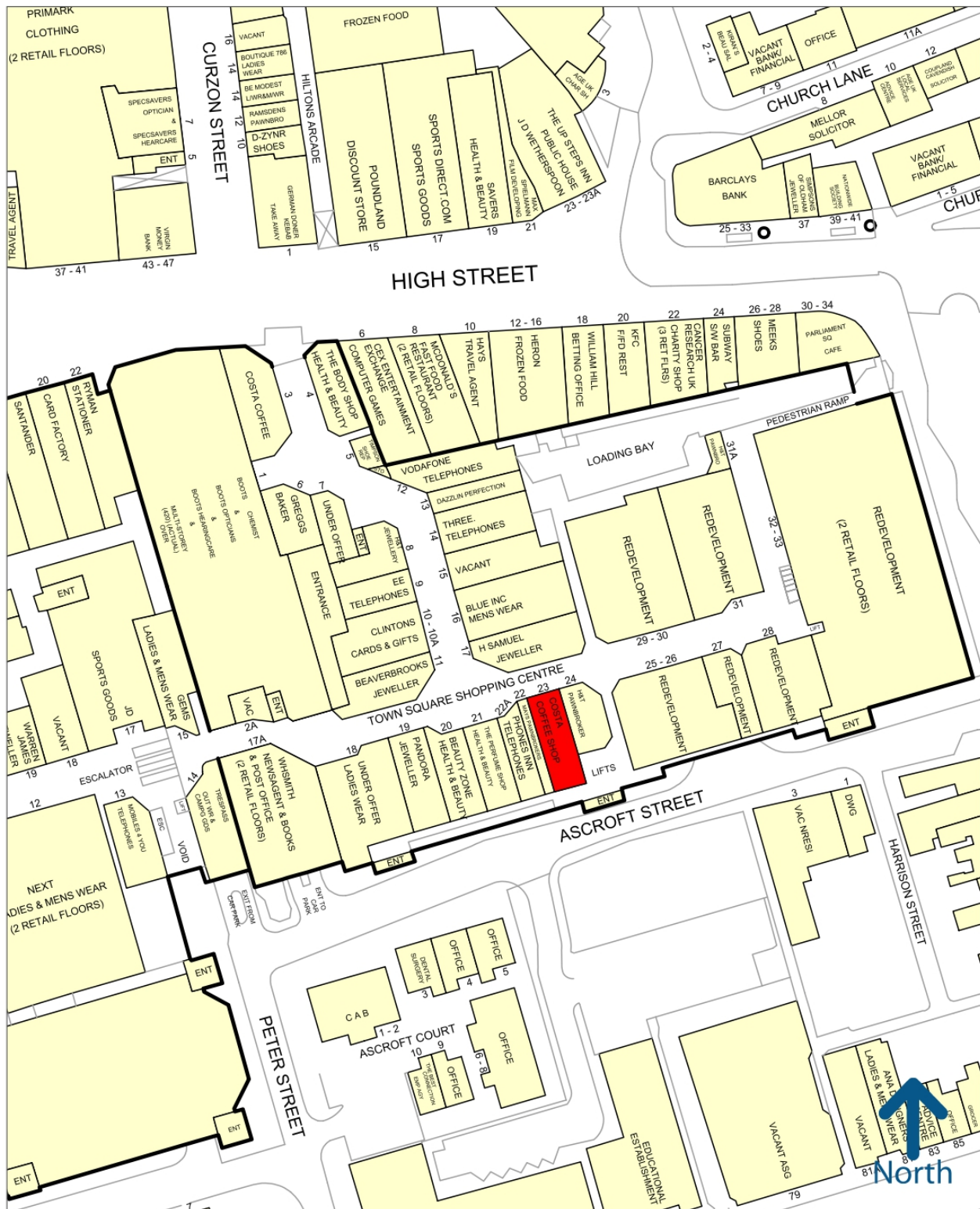
**Date Prepared:**

Subject to Contract

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Oldham



Experian Goad Plan Created: 01/08/2022

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50 metres

