

# TO LET

Subject to Vacant Possession,  
Unit 1B  
Colmar House, Middleton  
Shopping Centre  
Middleton



## Location

Middleton Shopping Centre provides the prime location within the Town Centre with over 340,000 sq ft of modern covered retail space. Existing retailers include Peacocks, Sports Direct, Boots, WH Smith, Argos, Wilkinson and Quality Save.

## Accommodation

The subject unit occupies a prime location on Middleton Gardens close to the entrance to the centre and the town's new bus station. Nearby retailers include Thomas Cook, Santander, McDonalds and Ladbrokes. The unit benefits from the ability to offer 'out of hours' trading in a very popular location.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	499	46.4

## Rent

We are seeking rental offers in the order of £15,000 per annum exclusive.

## Tenure

The unit is offered on a new 10 year full repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

## Business Rates

The unit has a 2017 rateable value assessment of £10,250. For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2018 stands at approximately £1,154.

## EPC

Energy Performance Asset Rating - C

## 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.

**SUBJECT TO CONTRACT**

Details prepared September 2018

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

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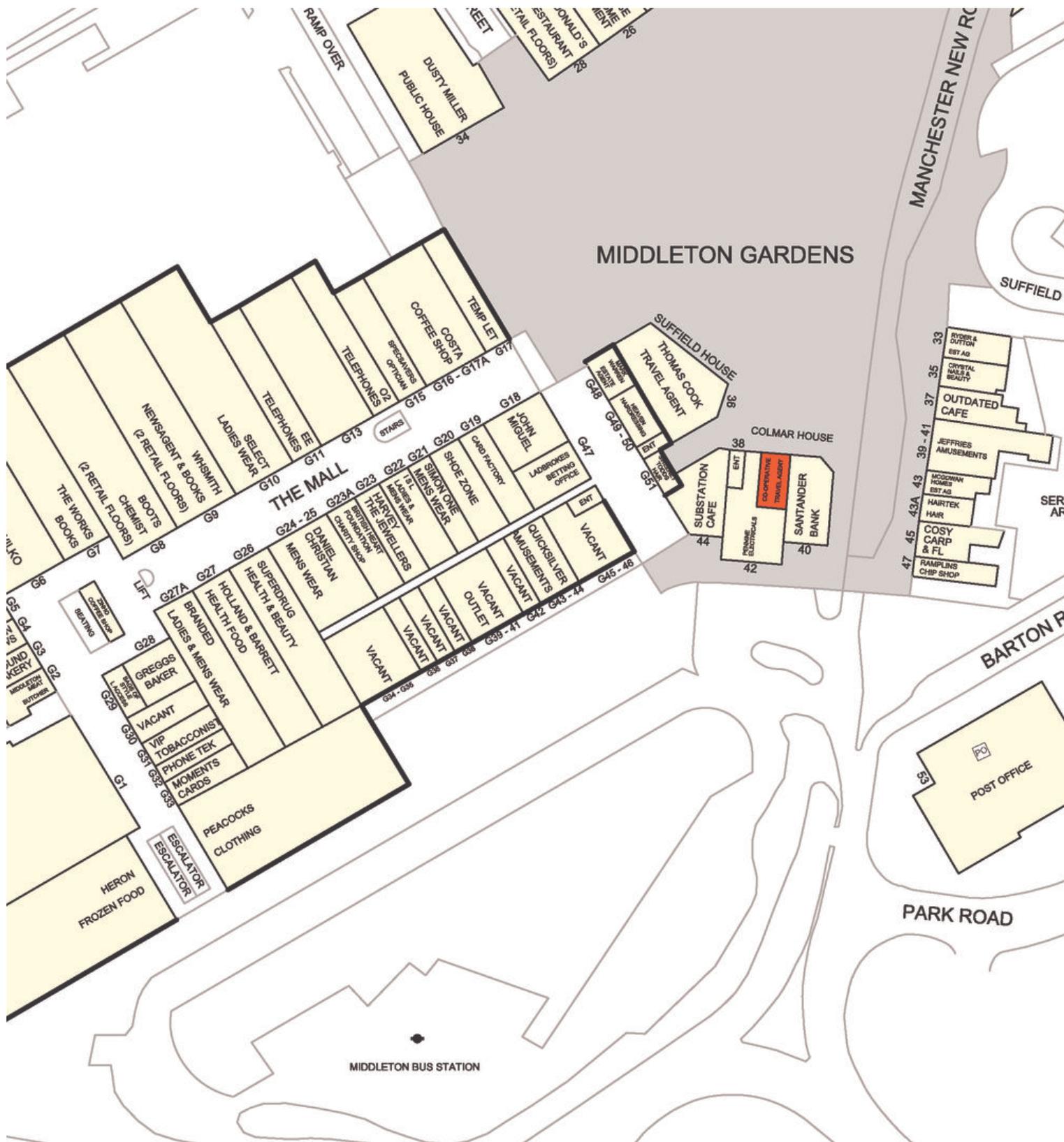
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