

# To Let-Under Offer



## Urmston

Unit 1 & 2, Eden Square Shopping Centre, M41 0NA

Ground Floor Sales: 4,498 sq ft (417.88 sq m)

Rent: £75,000 pax

Subject to Securing Vacant Possession

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**Location & Description:**

- Urmston is an affluent Manchester suburb that lies to the south west of Manchester city centre and benefits from direct links to the M60 and national motorway network.
- Eden Square is anchored by a 52,000 sq ft Sainsburys with other national retailers including Aldi, Boots, Iceland, Costa Coffee, Card Factory, Greggs, Quality Save, Loungers and Anytime Fitness.
- The centre is served by a 486 space car park (free parking up to 3 hours) and incorporates a 22,000 sq ft library alongside 76 fully occupied apartments.

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**Demise:**

Ground Floor	4,498 sq ft (417.88 sq m)
Ground Floor Ancillary	1,233 sq ft (114.55 sq m)
First Floor Ancillary	327 sq ft (30.38 sq m)

**Rent:**

£75,000 per annum exclusive.

**Lease:**

Subject to securing vacant possession, a new effectively full repairing and insuring 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) - £78,000.

**Date Prepared:**

July 2024

**Contact Us:**

**Jon Lovelady**

07717 661389

jon@barkerproudlove.co.uk

