

# To Let



## Middleton

Unit 1B, Colmar House, Middleton Shopping Centre

499 sq ft / 46.36 sq m

£15,000 PAX

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**Location & Description:**

- **Middleton Shopping Centre provides the prime location within the town centre with over 340,000 sq ft of modern covered retail space.**
- **The subject unit occupies a prime location on Middleton Gardens close to the entrance to the centre and the town's bus station.**
- **Nearby retailers include Santander, McDonalds and Ladbrokes.**
- **The unit benefits from the ability to offer out of hours' trading in a very popular location.**

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**Demise:**

Ground Floor 499 sq ft 46.36 sq m

**Rent:**

£15,000 per annum exclusive

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

Available upon requests.

**EPC:**

Energy Performance Rating Assessment – C.

**Legal and professional fees:**

Each party to bear their own costs.

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**Rating Assessment:**

Rateable Value (April 2023) – £9,800.

**Date Prepared:**

March 2024

**Contact Us:**

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Middleton



50 metres  
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