

Leslie Roberts

CHARTERED SURVEYORS

To Let



Middleton Bus Station – Retail Kiosk



Excellent Location – Busy Bus Station – Central position within Concourse – 356 sqft

0161-834 4834

LOCATION – Middleton Bus Station is well placed within the town centre, adjacent to the main town centre retail pitch at Middleton Shopping Centre, where you can find a host of regional and national occupiers including Costa, Card Factory, Specsavers, Boots, Superdrug, Sports Direct, Argos, Wilko, WH Smiths, Iceland and more.

The Bus Station has 13 bus stands co-ordinated by LCD information boards. Passengers can travel across the network, into Manchester City Centre, and around North Manchester.



TERMS – A minimum term of 10 years, drawn on an effective full repairing and insuring basis. The Asking rent is £10,000 pax

RENT DEPOSIT – A sum equal to 6 months' rent to be held by the landlord for the duration of the term.

SERVICE CHARGE – To cover the maintenance and cleaning of the concourse and a proportional sum to cover the cost of buildings insurance raised annually in advance at £750pax

BUSINESS RATES – The Valuation Office Website shows an RV of £14,000 although interested parties should check for themselves.

DESCRIPTION - The premises comprise a single storey retail unit, located within the concourse, extending to approximately 356 sqft (33 sqm).

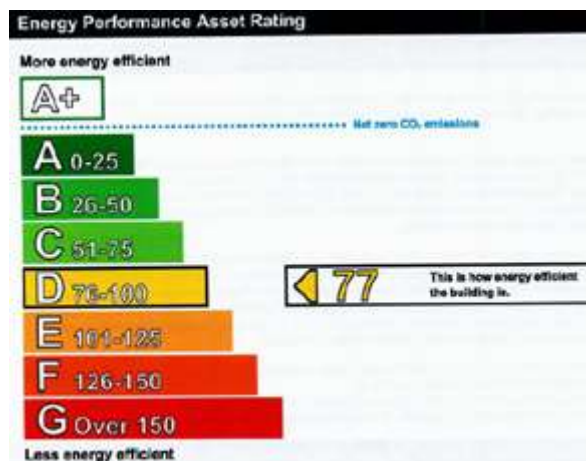
The unit benefits from retained fit out from a previous tenant including counter, racking and electronic roller shutter to main entrance and additional glazed frontage.

USE – A1

TIMESCALES – The unit is available now.

SUBMISSION OF OFFERS – Offers should be submitted via our standard Pro Forma which is available upon request. Our client will not consider offers submitted via any other method.

EPC RATING – The unit has an EPC rating of D. A copy of the EPC will be made available upon request.



COSTS - The ingoing tenant will be responsible for their own costs and will also be required to make a contribution to the Landlord's costs of £400 plus VAT.

VAT – All figures quoted are exclusive of VAT.

FURTHER INFORMATION – For further information please contact the sole agent Aaron Peden at Leslie Roberts on aaronpeden@leslieroberts.co.uk or 0161 834 4834.