

OLDHAM

6 MARKET PLACE, 38 SPINDLES & TOWN SQUARE SHOPPING CENTRE

PRIME SHOP TO LET



Location/Description

The subject premises form part of the The Spindles and Town Square Shopping Centre and are located on the town's pedestrianised high street in a prominent location adjacent to **Holland & Barrett** and **Shoe Zone** and in close proximity to **Home Bargains** and **Primark**.

Spindles and Town Square Shopping Centre comprises approximately 450,000 sq ft of retail accommodation over two trading levels, providing two multi storey car parks with 1,370 spaces. The Spindles element of the scheme is anchored by an 83,000 sq.ft **Debenhams** whilst a 40,000 sq.ft **TJ Hughes** anchors Town Square.

Oldham has a catchment population of 217,000 with a 6.5 mile radius and 1.91 million within a 12 mile radius. The primary and secondary catchment totals 518,240.

Accommodation

The premises are arranged over ground floor and first floor providing the following approximate net internal floor areas:-

Ground Floor Sales	141.49 sq.m	(1 523 sq.ft)
First Floor	121.23 sq.m	(1,305 sq ft)

(All measurements have been calculated in imperial and converted to metric).

Code of Practice

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the Code of Practice can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 334 3795 or alternatively from the website: www.leasingbusinesspremises.co.uk

Terms

The premises are available by way of a new 10 year effective full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rent

Upon application.

Service Charge

The service charge for the current year is £11,328

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £46,250

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

Costs

All figures quoted are subject to VAT where applicable.

The ingoing party is to be responsible for their own legal costs incurred in the transaction.

EPC

A copy of the EPC is available upon request.

Viewing

Viewings should be made strictly by prior appointment through Nick McAllester or Luke Nicholson of this office or alternatively contact our joint agents Jamieson Mills (Tel: 0207 758 0051).

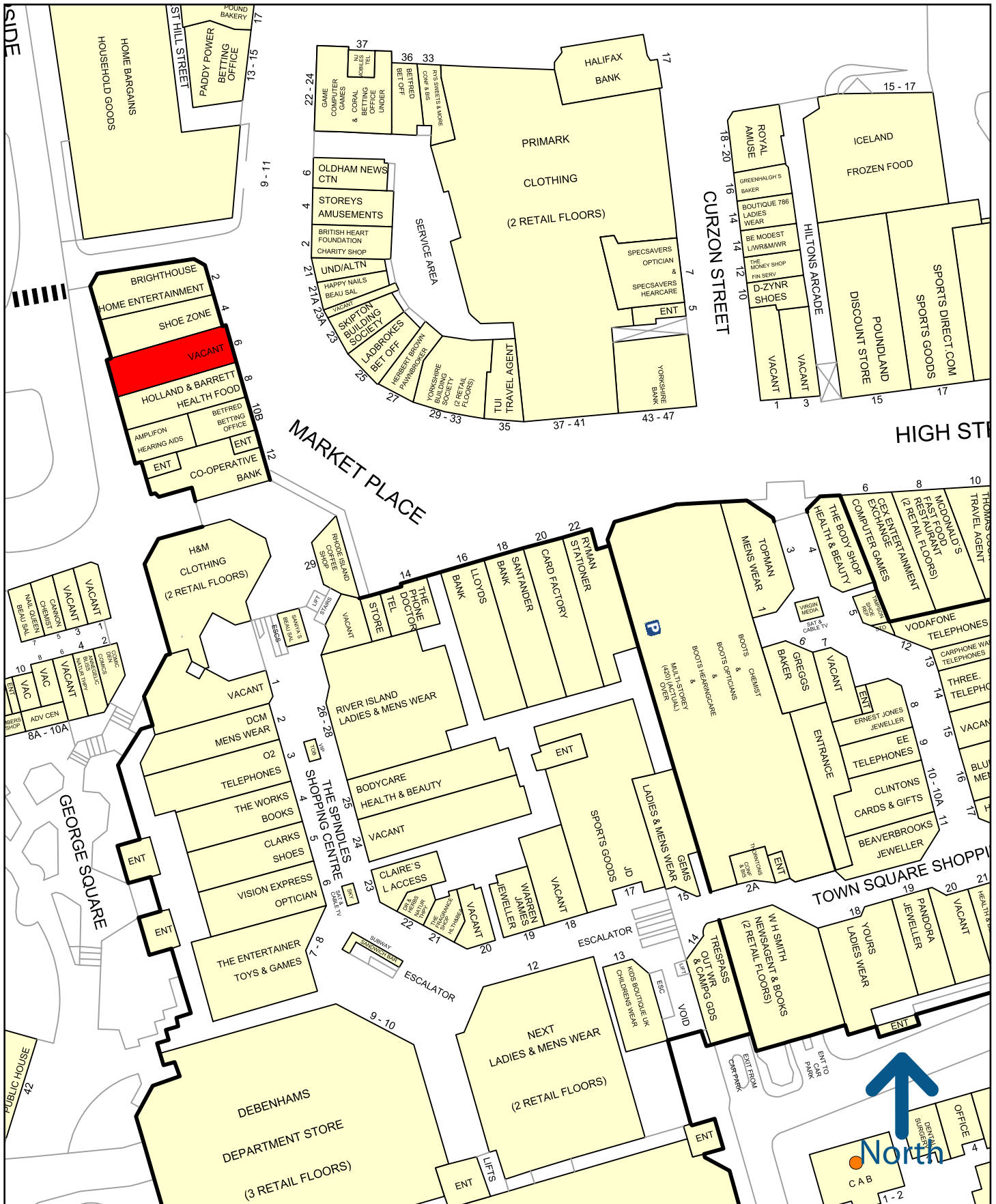
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