

OLDHAM

53 THE SPINDLES, SPINDLES & TOWN SQUARE SHOPPING CENTRE

SHOP UNIT TO LET



Location/Description

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.

The centre benefits from a weekly footfall in excess of 200,000 and a tenant lineup including **H&M, River Island, Next, Peacocks, JD Sports, The Entertainer, Boots, Waterstones** and **Costa Coffee**. 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.

Adjacent to the shopping centre is the recently redeveloped, Grade-II listed Town Hall which provides a **7-screen Odeon Cinema** alongside a number of restaurants, fronting Clegg Street, including **Nando's, GBK** and **Loungers**.

Accommodation

The premises are located on the upper mall and arranged over ground floor only providing the following approximate dimensions and net internal floor areas:-

Internal Width	6.32 m	(20'9")
Shop Depth	14.37 m	(47'2")
Ground Floor	79.7 sq.m	(858 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.lettingbusinesspremises.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

£22,500 per annum exclusive.

Service Charge

The service charge for the current year is £5,797.

Rates

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

Rateable Value (2017) £16,500

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

An EPC is available upon request.

Viewing

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

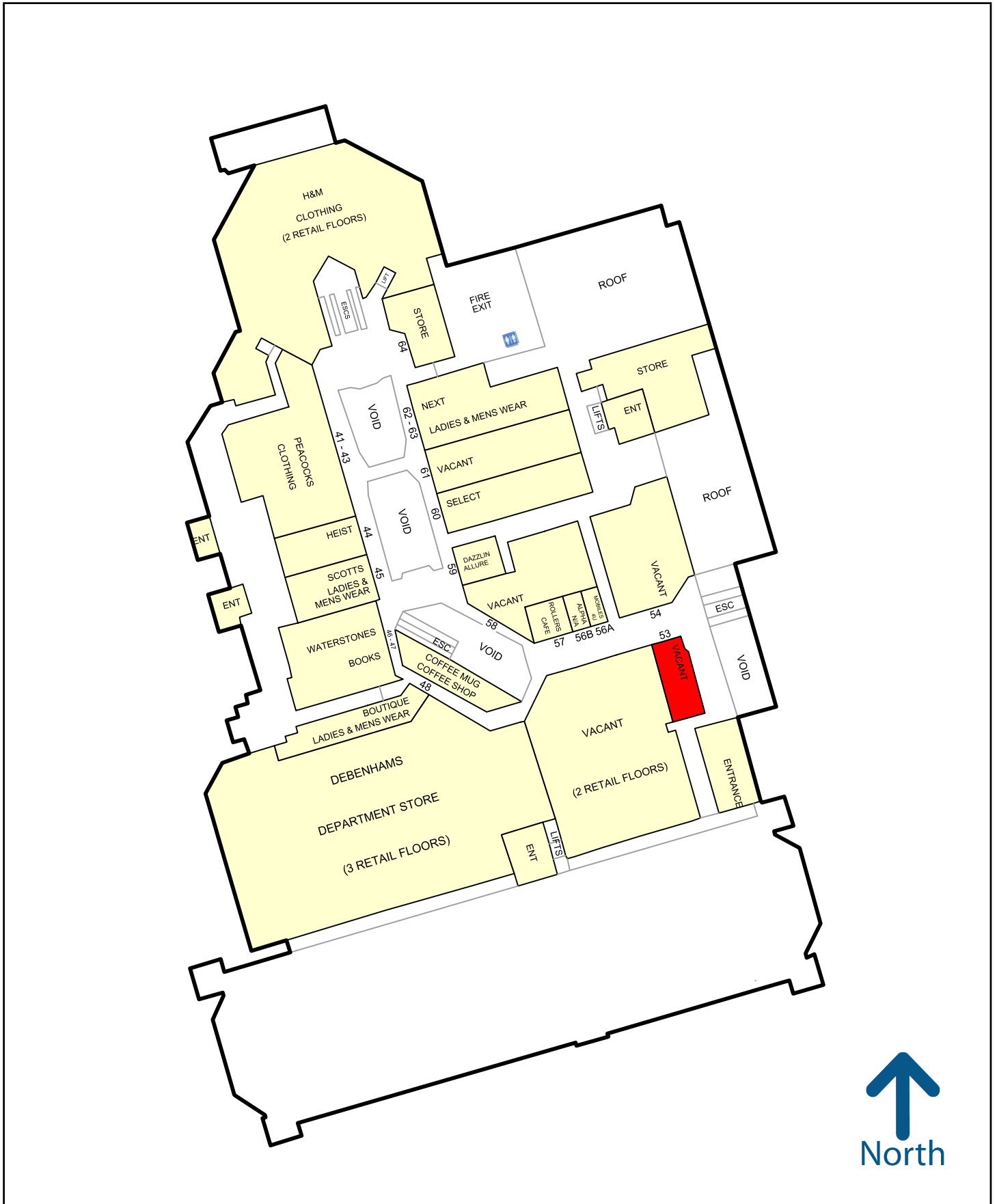
Email: nmcallester@metisrealestate.com

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