

## Large Prime Shop To Let (Subject to securing vacant possession)

### Urmston – Unit 1 & 2, Eden Square Shopping Centre



#### 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, William Hill, 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 along 76 fully occupied apartment

#### ACCOMMODATION

The subject premises have the following approximate areas / dimensions:

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

Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves

#### LEASE TERMS/TENURE

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed

#### RENTAL

Upon Application

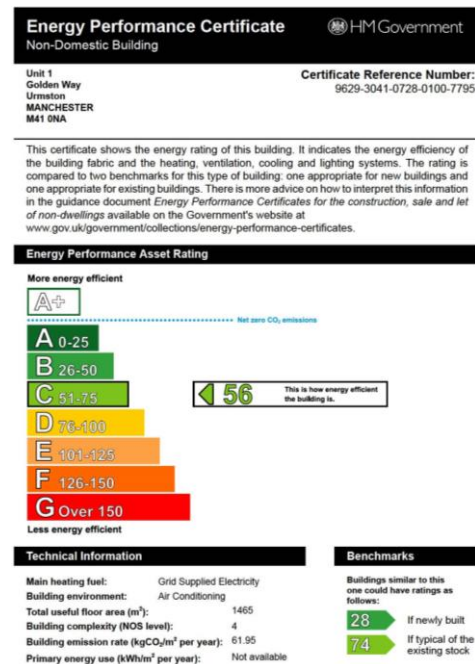
#### RATING ASSESSMENT

We have been verbally informed by the Local Rating Authority that the premises have the following Rateable Value from April 2017 of £78,000

We would advise interested parties to verify this information themselves

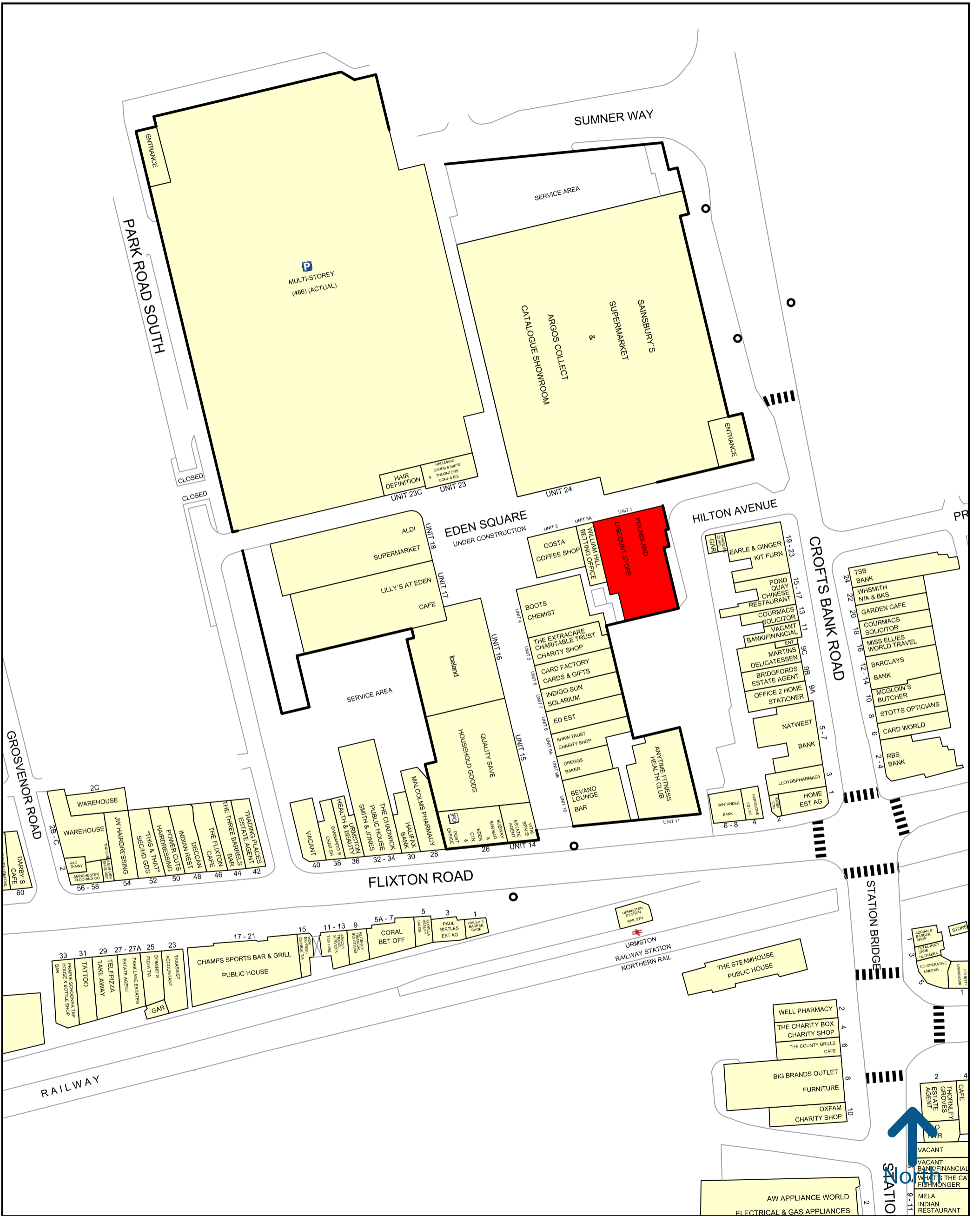
**MISDESCRIPTION** - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property. DETAILS PREPARED: July 2019

#### EPC – 9629-3041-0728-0100-7795



**LEGAL COSTS** – Each party are to bear their own legal costs incurred in the documentation of this transaction

**VIEWING** – Strictly by appointment with Jon Lovelady of this office



50 metres

