

Unit 9a Eden Square Urmston



Unit 9a Eden Square Shopping Centre
Urmston M41 0NA

E Class Shop To Let

Contact:
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Location

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 52,000sq ft Sainsbury's and Argos with other national retailers including:

Aldi, Boots, Iceland, Greggs, Costa Coffee Card Factory, William Hill, Loungers and Anytime Fitness.

The centre has a 486 space car park with free parking for 3 hours, plus a 22,000 sq ft library and 76 fully occupied apartments.

Description

The shopping centre unit comprises a ground floor shop with rear loading access

Rent

£29,500 per annum exclusive

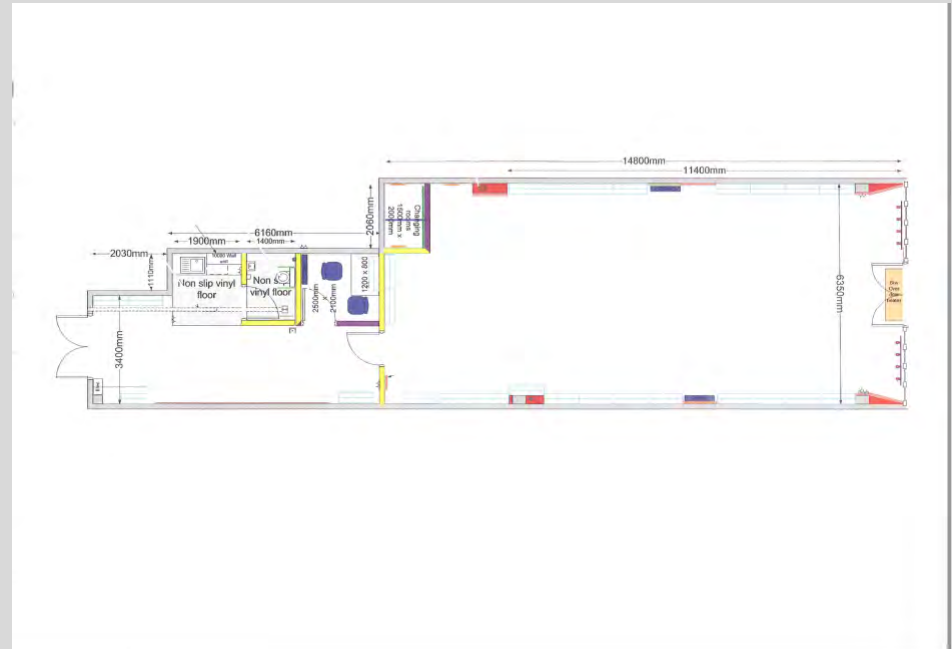
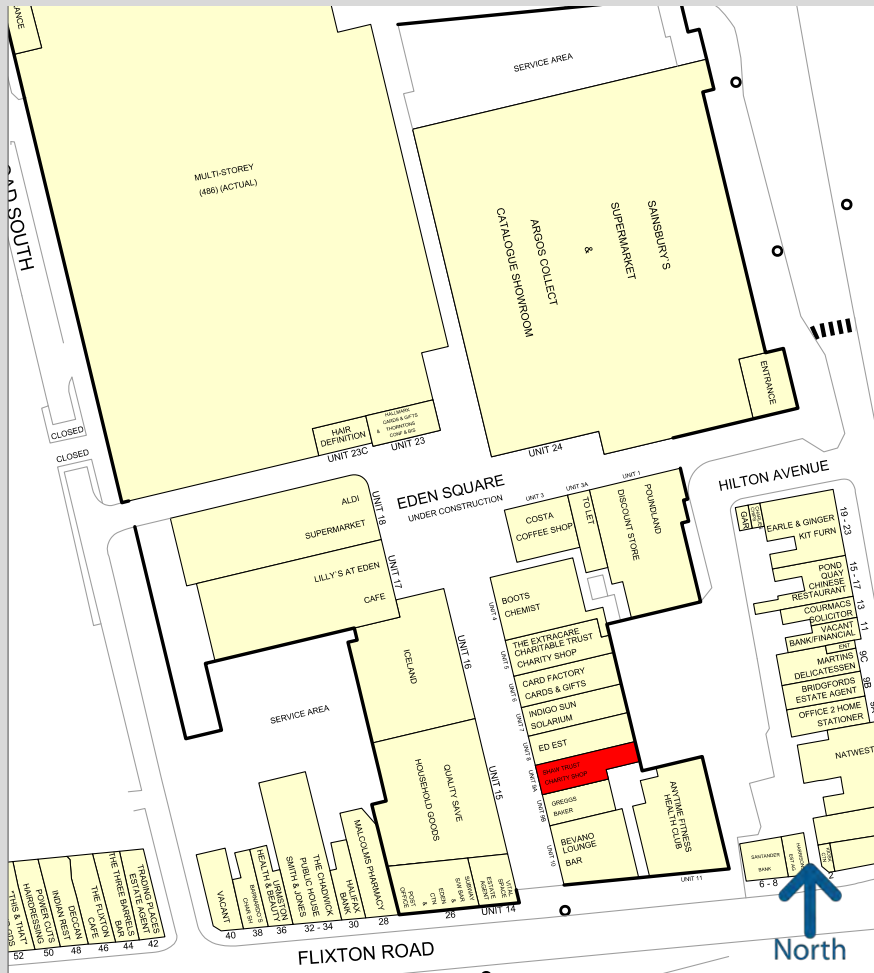
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Accommodation

The accommodation affords the following floor areas:

Ground: Sales 1,331 sq ft 123.65 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Tenure

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

Security of Tenure

The lease will be granted inside of the Landlord and Tenant Act 1954 (part 2).

Rating

Rateable Value:	£ tbc
UBR (2021/22)	0.499p
Notional Rates Payable	£ tbc

Interested parties should verify these figures with the Local Authority. Eligible businesses will get 100% rates relief until 30/6 followed by 66% relief to 31/3/22

Services

The property is connected to mains electricity, water and drainage, however, these have not been tested by the agents.

Service Charge

tbc

EPC

EPC Rating – B. Available on request.

VAT

All figures quoted are exclusive of VAT, where chargeable.

Viewing

Viewing is strictly by appointment via joint agents

JRBT Commercial Property Ltd
Jonathan Thomas - 01865 595143
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Barker Proudlove
Jon Lovelady
07717 661389

SUBJECT TO CONTRACT

May 2021

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