



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET

68 LONGTON EXCHANGE SHOPPING CENTRE ST3 2HX

Location

Longton Exchange is a multi let Shopping Centre in the heart of Longton Town Centre with a mixture of national and local operators including **Iceland, Select, Specsavers, Poundland & Heron Frozen Foods.** The Centre has recently been refurbished to include new lighting, public realms, canopies, signage, and general improvements throughout. The unit is prominently situated on the Strand entrance to the scheme and has the benefit of a return frontage. **Superdrug and Poundland** are opposite and it is adjacent to **Silver Coin Amusements** and **Cash Converters.**

Accommodation

Ground Floor Sales	1764 sqft	164 sqm
First Floor Storage	1414 sqft	131 sqm

Tenure

The premises are available by way of a new lease for a term to be agreed.

Rental

We are quoting a rent in the region of £22,500 per annum exclusive.

Rating Assessment

The property is assessed for rates as follows:-

Rateable Value £22,750

Rates in the pound 2020/2021 – 49.9p

Rates Payable 2020/21 - £11,352.25

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging Authority to confirm rates payable and whether any transitional relief applies.

EPC Rating

Available upon request

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

Strictly by appointment with the joint agents:

Ian Hughes

Mobile: 07795 147434

Email: ianh@rhtretail.co.uk

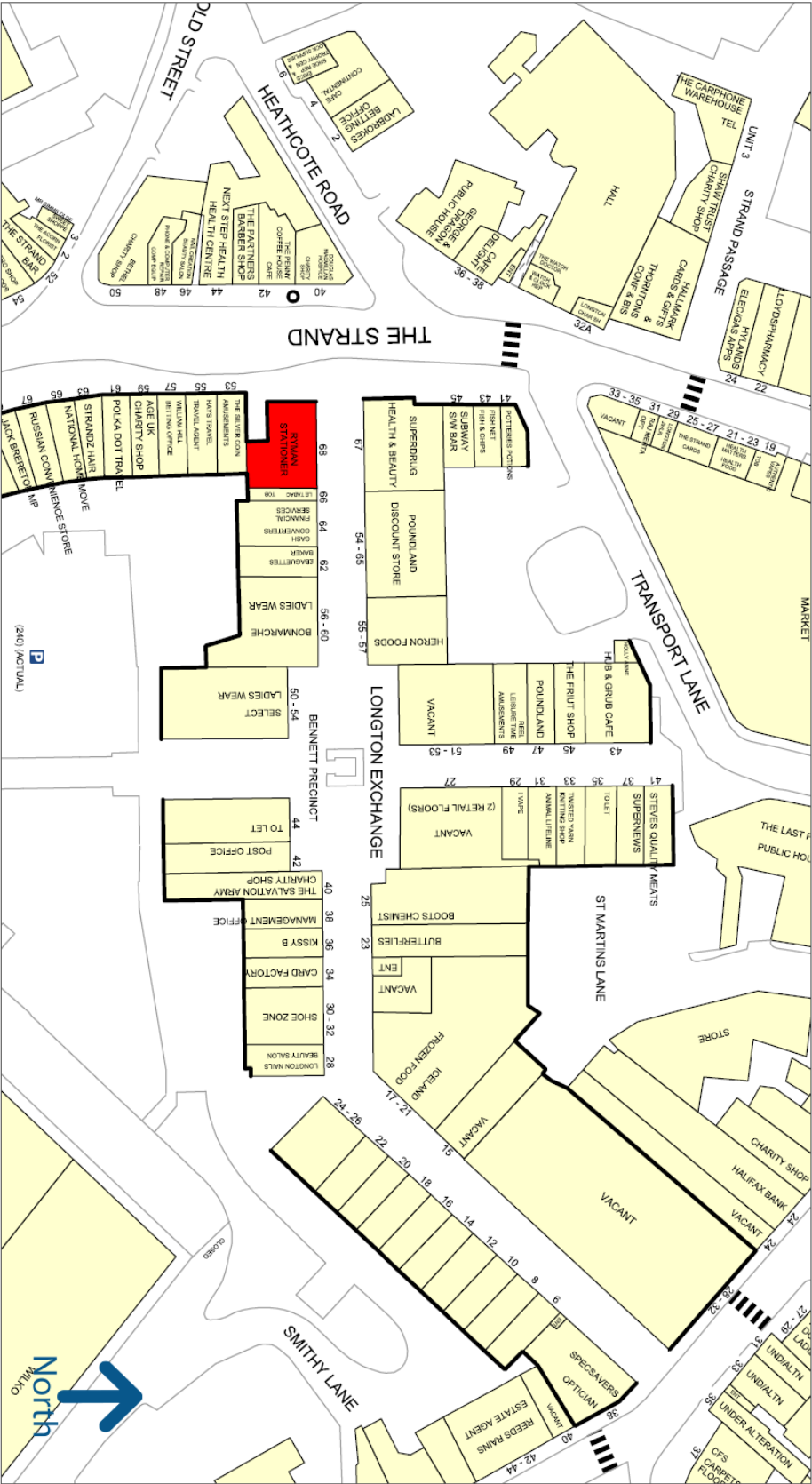
Eddie Cottrell

Cottrell Commercial

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Date prepared: July 2021. Transactions are stated exclusive of VAT,
Subject to Contract



50 metres



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