

To Let



Ashton-U-Lyne

Unit 9, The Arcades Shopping Centre

1,692 Sq Ft / 157 sq M

Rent on Application

Location & Description:

- **Ashton-Under-Lyne is located approximately 8 miles east of central Manchester, the town has a population catchment of 363,000 within a ten minute drive.**
- **The Arcades Shopping Centre is the prime retail destination in Ashton town centre, providing parking for 523 cars and linking directly to one of the busiest bus stations in the north west.**
- **The scheme is home to The Works, Superdrug, H Samuel, Card Factory, Superdrug and JD Sports.**
- **The unit is in a prominent location, adjacent to EE and Roman Originals with JD Sports, Card Factory and WH Smith trading in close proximity.**

Demise:

Ground Floor Sales 1,692 sq ft 157.19 sq m
First Floor Storage 410 sq ft 38.09 sq m

Rent:

Available upon request.

Lease:

New 10 year FRI lease, subject to upwards only rent review at the end of Year 5.

Service Charge:

On-account service charge stands at approximately £20,370.

EPC:

Energy Performance Rating Assessment - E

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment :

Rateable Value (April 2023) - £26,750

Date Prepared:

April 2024

Contact Us:

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk

Tom Prescott

07841 168163

tom@barkerproudlove.co.uk

Richard Lucas Property Consultants

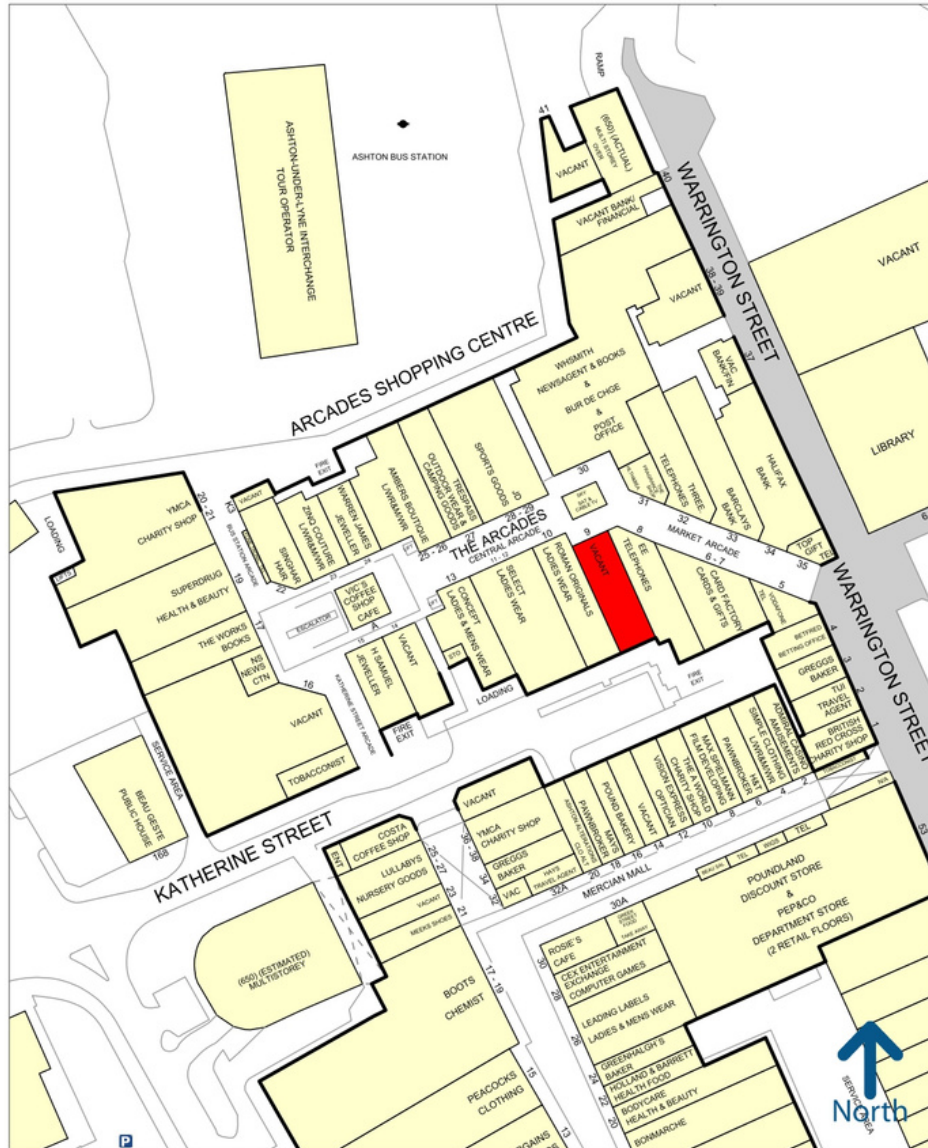
Richard Lucas

0161 241 7998

richard@richardlucas.co.uk



Ashton-under-Lyne



50 metres
Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 03/04/2024
Created By: Barker Proudlove Ltd

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

Misrepresentation Act. Barker Proudlove Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Barker Proudlove Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of Barker Proudlove limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) Barker Proudlove Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building.