

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, 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 for the current year 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:

December 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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Ashton-under-Lyne



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