

# To Let



## Ashton-U-Lyne

Unit 42, The Arcades Shopping Centre

2,190 sq ft / 203.46 sq m

Rent on Application

Subject to Vacant Possession

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**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 located at first floor, immediately adjacent to the car park entrance and New Look.**

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**Demise:**

Ground Floor 2,190 sq ft 203.46 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 £22,078.

**EPC:**

Energy Performance Rating Assessment – D

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £11,250

**Date Prepared:**

April 2024

**Contact Us:**

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