

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

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 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 for the current year 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

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.

Contact Us:

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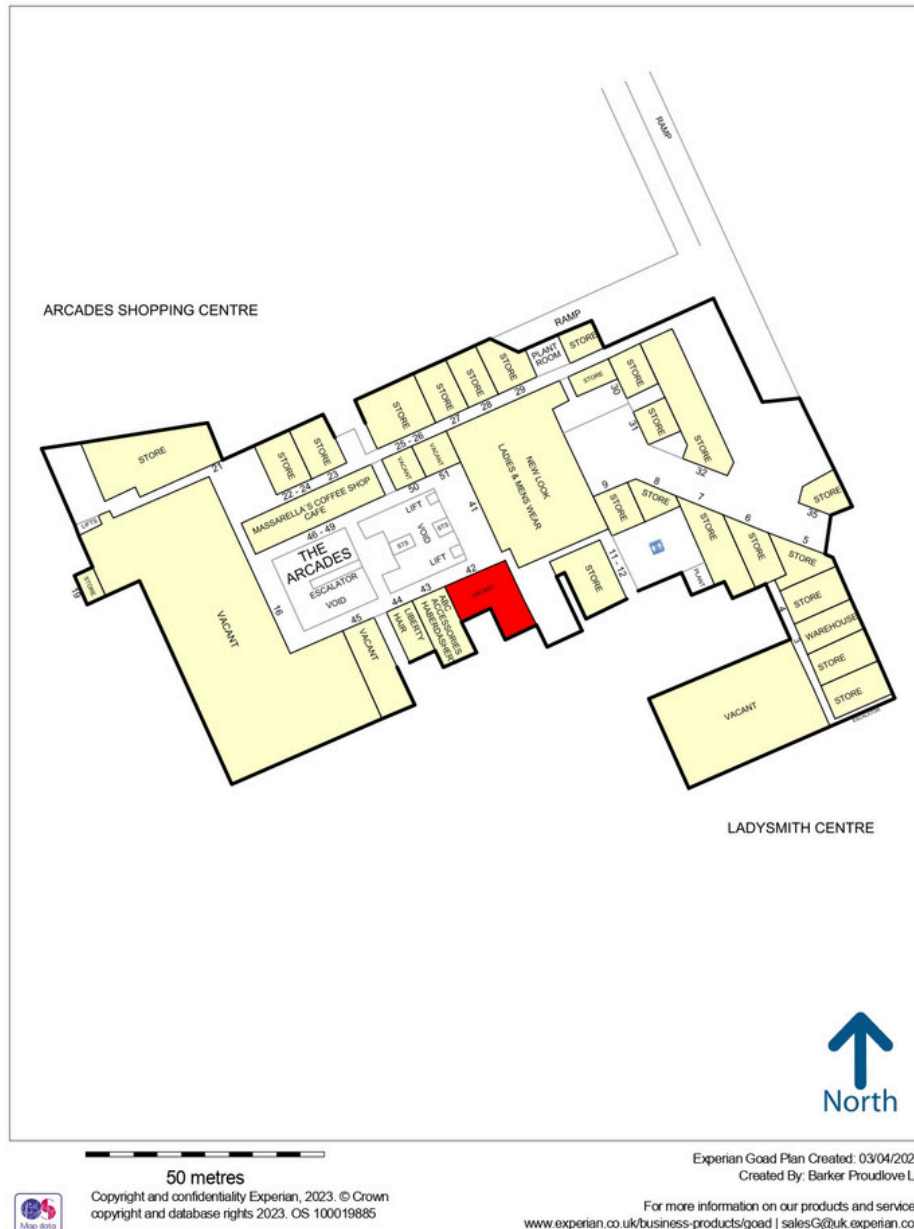
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Ashton-under-Lyne



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