

SHOPPING CENTRE PROPERTY / CLASS E

Unit 9 The Arcades Shopping Centre, Ashton-Under-Lyne



Rent: On application

Ground Floor Area

1,692 Sq ft / 157 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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SUBJECT TO VACANT POSSESSION**Location:**

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:	Sq Ft	Sq M
Ground Floor Sales	1692	157.19
First Floor Storage	410	38.09

Rent:

Upon Application

Tenure:

The unit is offered on a new 10 year fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The premises currently has a rateable value of £26,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The current service charge stands at approximately £20,370.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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Ashton-under-Lyne



Experian Goad Plan Created: 26/07/2023

Created By: Barker Proudlove Ltd

