

**SHOPPING CENTRE PROPERTY / CLASS A1**

Unit 35, The Arcades Shopping Centre, Ashton-Under-Lyne

**Rent: On application****Ground Floor Area**

477 Sq ft / 44 Sq M

**LET****Viewing Strictly through the joint letting agents.****Barker Proudlove**

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**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 located at the busy entrance from Warrington Street, which leads in to the scheme from Market Place. Retailers in the immediate vicinity include Barclays Bank, Halifax, Card Factory and Greggs.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	477	44.32

**Rent:**

On 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 £23,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2021 stands at approximately £5,192.

**EPC:**

Energy Performance Asset Rating - Available on request

**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:**

May 2021

Subject to Contract

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Ashton-under-Lyne



Experian Goad Plan Created: 10/05/2021  
Created By: Barker Proudlove Ltd

50 metres