

**SHOPPING CENTRE PROPERTY / CLASS A1**

Unit 11-12, The Arcades Shopping Centre, Ashton-Under-Lyne

**LET****Rent: On application****Ground Floor Area****4,150 Sq ft / 386 Sq M****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 occupies a prime position opposite JD Sports and Next with Trespass, Roman Originals and Crawshaws in close proximity.

**Accommodation:**

Ground Floor with First Floor Storage

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	4150	385.55
First Floor Storage	1364	126.72

**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 £80,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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](http://www.gov.uk)

**Service Charge:**

The current service charge stands at £58,576 per annum.

**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:**

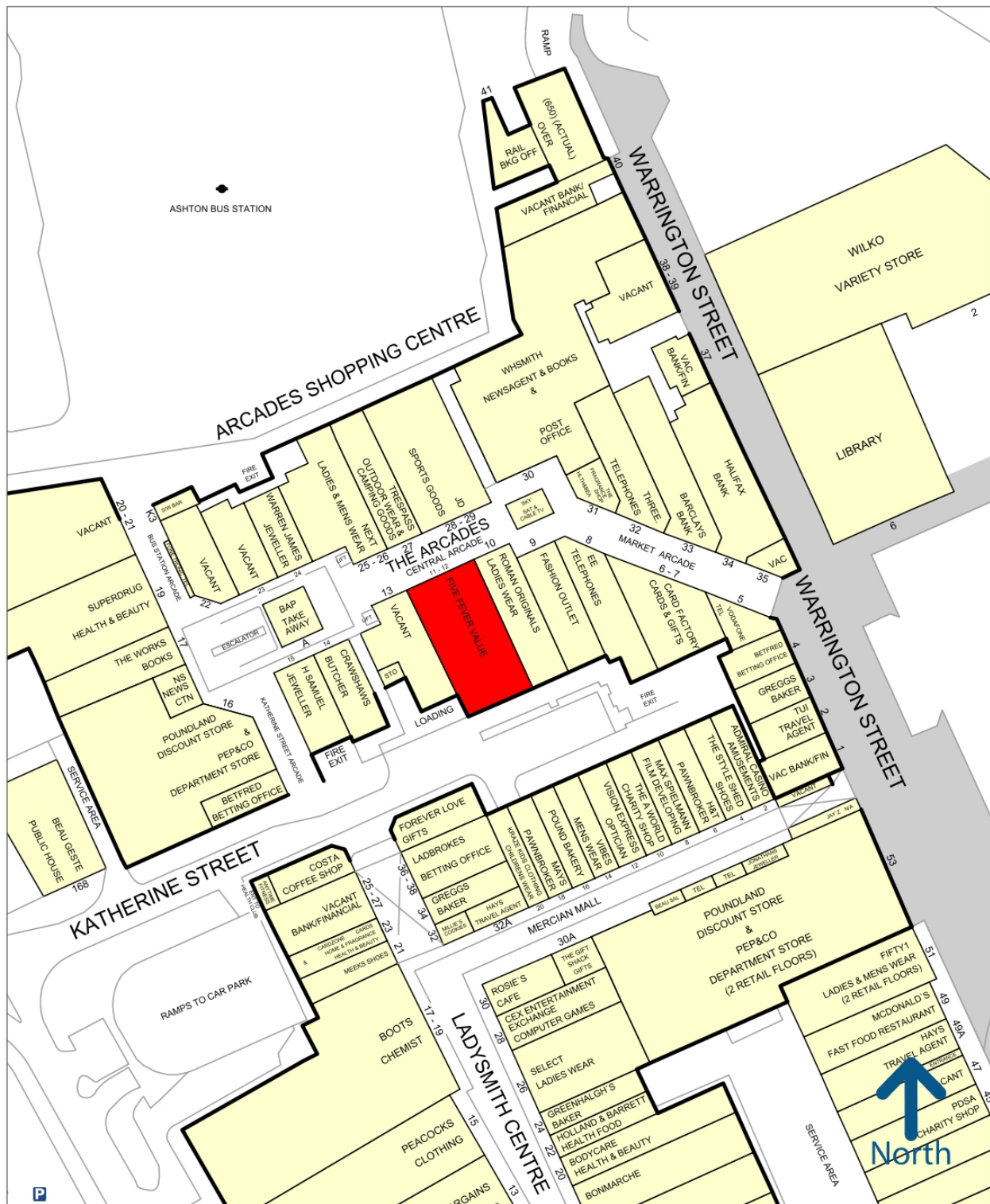
February 2020

Subject to Contract

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Ashton-under-Lyne



50 metres

Experian Goad Plan Created: 09/05/2021  
Created By: Barker Proudlove Ltd