



Unit 33, The Arcades Shopping Centre, Ashton-under-Lyne, Greater Manchester, OL6 7JE

- Arranged over ground floor only.
- 192.57m² (2,073sqft) at ground floor.
- Prominent and prime location in busy Shopping Centre.
- Occupiers within the scheme include: Superdrug, JD sports, WHSmith's, Greggs and TUI.

LOCATION

Ashton Under Lyne is a busy Market Town in Tameside, Greater Manchester. It is approximately 7 miles East of Manchester and 5 miles South of Oldham.

The unit is situated in a prime location within the busy Arcades Shopping Centre, in the heart of Ashton Under Lyne Town Centre.

The Centre is popular with a host of national retailers and food and beverage operators alike including Superdrug, JD sports, WHSmith's, Greggs and TUI, EE, Warren James and H Samuel.

ACCOMMODATION

The premises are arranged ground floor comprising the following approximate areas:

FLOOR	SQ M	SQ FT
Ground Floor:		
Sales:	187.66	2,020
Back of House:	4.91	53

LEASE

The premises are let to Barclays with a lease expiry of 29th May 2028.

Further lease details available upon request.

PASSING RENT

£45,000 per annum.



BUSINESS RATES

The premises have a rateable value of £36,500. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating of C.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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Director

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Graduate Surveyor

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