



JOHNSON FELLOWS

CHARTERED SURVEYORS

Ashton Under Lyne, Heys Retail Park, Mossley Road, OL6 6AH

Retail/Leisure Units – To Let – Planning consents A1/A3/A5



LOCATION

Heys Retail Park fronts Mossley Road, a busy main arterial route, approximately 1 mile east of Ashton Under Lyne town centre with Tameside General Hospital, Heys Primary School, Tameside College and Ashton Under Lyne Sixth Form College both being within close proximity. Ashton Under Lyne is approximately 6 miles east of Manchester city centre via the A635.

The surrounding area is mainly residential in nature with a number of other trade and retail occupiers along Mossley Road.

DESCRIPTION

The available units form part of a recently developed retail scheme which is suitable for a variety of occupiers/uses and has the benefit of approximately 37 customer parking spaces. The retail park includes occupiers - Tesco Express, Barnardo's, Papa Johns and Sun Seekers with units 5 & 6 to be developed at the rear of the site.

ACCOMMODATION

Unit 5	301.92 sq m	3,250 sq ft
Unit 6	301.92 sq m	3,250 sq ft

TENURE

The units are available by way of a new lease for a term of years to be agreed on an effectively full repairing and insuring lease basis.

The units are available on either an individual basis or can be combined to suit occupiers' requirements.

RENT

Further details upon application.

RATES

The premises are yet to be assessed for rating purposes. Interested parties are advised to make their own enquiries to the local authority. Telephone 03000 501 501.

EPC

An EPC will be provided upon completion of the units being constructed.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with a grant of a lease.

SERVICE CHARGE

We understand that a service charge is levied for the communal services associated with Heys Retail Park. Further details are available upon request.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Iain Mills

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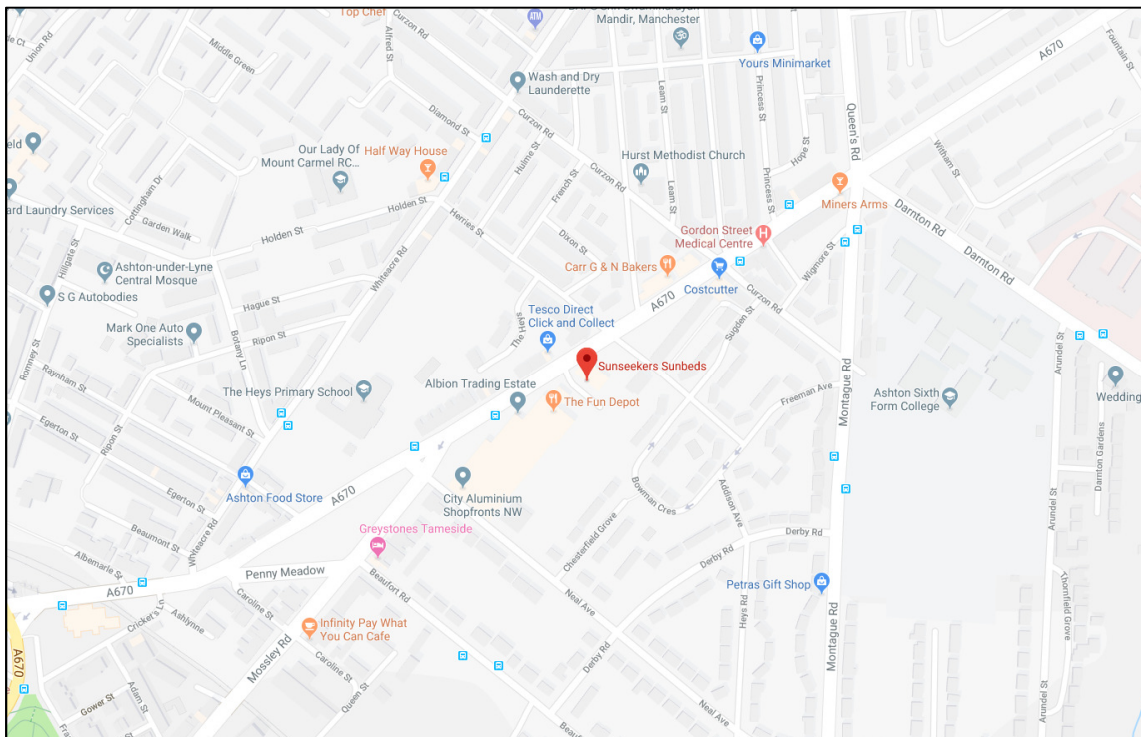


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