

To Let

43 Warrington Street
Ashton Under Lyne
OL6 7JG

August 2019

- * Ground floor
- * 1,623 sq ft
- * Quoting Rent of
£32,500 per annum



Location

Ashton Under Lyne is located approximately 6.2 miles east of Manchester. It is served by the Manchester Metrolink Via the Ashton-Eccles/Media City Line and by the M60 Manchester Ring Road.

Situation

This well presented ground floor retail unit occupies a prominent position within the core retail centre of the town, to the west of market square. There is a number of well known occupiers in the vicinity including ; Shoezone, Subway, Paddy Power, McDonalds and O2.

The premises benefits from nearby public transport links and parking within the Ladysmith Shopping Centre.



Highlights

- Suitable for a number of retail uses.
- Located close to the Lady-smith Shopping centre.
- Prime Trading Location.
- High footfall area.
- Close to public transport links.
- Energy Rating D.

Description

The property is arranged over a ground floor only. Access to the premises is gained via Warrington Street.

Accommodation

The premises is arranged over ground floor accommodation only, with the following (approximate dimensions and net internal) floor areas:-

Description	Sq ft	Sq M
Ground floor	1,623	150.78

Energy Performance Certificate (EPC)

43 Warrington Street has an Energy Performance Certificate (EPC) rating of Grade D (97). A copy of the EPC certificate and recommendation report is available on request.

Services

We understand that mains services are connected to the property. Services have not been tested however, and we recommend that interested parties should make their own enquires as to which services are available.

Business Rates

Rateable value(2019) £46,750—UBR (2019/20) 49.1p

Interested parties are advised to make their own enquires with the Local Authority.

Planning

We understand that the property has a valid consent for A1 Retail use.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Terms

The premises are available on the basis of a new effective FRI lease for a term to be agreed.

Rent

£32,500 per annum exclusive.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the standard rate.

Viewing Arrangements

Viewing arrangements are strictly by appointment through Avison Young or Breakey Nuttall.

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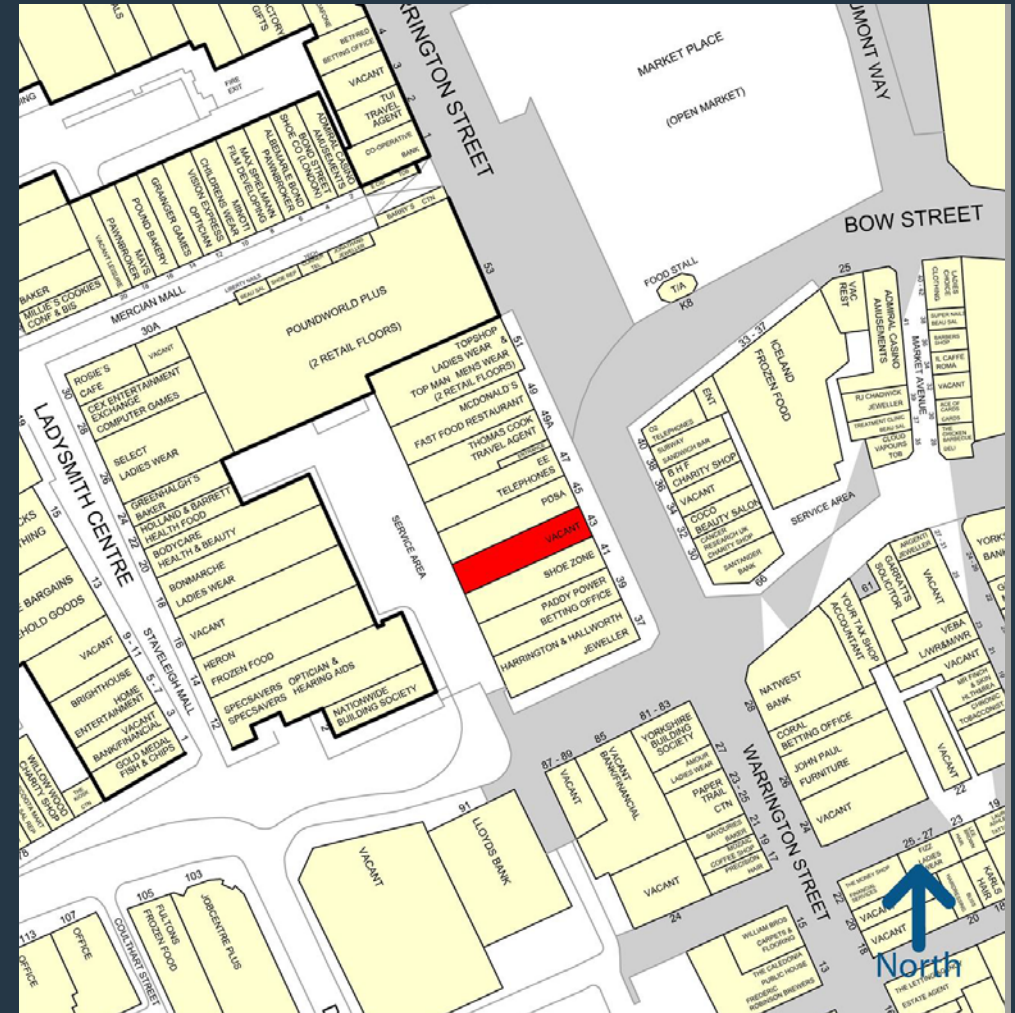
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avisonyoung.co.uk/15194



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