

## Prime Shop to Let

### ASHTON-UNDER-LYNE

43 Warrington Street  
OL6 7JG



#### LOCATION

The subject property occupies a prime trading location on Warrington High Street adjacent to **Shoezone**. Nearby national retailers include **McDonalds**, **EE**, **Subway** and **Natwest**. Warrington Street runs up towards the entrance of the Arcades and Ladysmith Shopping Centres, the town's primary shopping pitches.

An extract from the street plan is attached upon which the property has been highlighted.

#### ACCOMMODATION

The property is arranged over ground floor only comprising the following approximate net internal floor areas:

Ground Floor	1,623 sq ft	150.78 sq m
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#### LEASE

The property is available by way of a new effective FRI lease for a term to be agreed, subject to 5 year rent reviews.

#### RENT

**£35,000 per annum exclusive.**

#### RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value:	£44,250
UBR (2019/2020):	£0.491
Rates Payable:	£21,726

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

#### EPC

The property has an EPC rating of D(97). a full copy of the EPC is available upon request.

#### LEGAL COSTS

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

#### VIEWING

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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020 7016 5340

**Subject to contract**

