

TO LET

Unit 14

The Arcades Shopping Centre
Ashton-Under-Lyne



Location

Ashton-Under-Lyne is located approximately 8 miles east of central Manchester and has a population catchment of 363,000 within a ten minute drive.

The Arcades provides parking for 523 cars and directly links to one of the busiest bus stations in the North West. The scheme is home to Vodafone, EE, Card Factory, Superdrug, WH Smith, Poundland, New Look and Next.

The subject property occupies a prime position within The Arcades. Occupiers trading in close proximity include H Samuel, Roman Originals, Trespass, Next and JD Sports.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,322	122.8

Rent

We are seeking rental offers in the order of £45,000 per annum exclusive.

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 unit has a 2017 draft valuation rateable value assessment of £36,570.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2019 stands at approximately £13,572.

EPC

Energy Performance Asset Rating - D

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.

SUBJECT TO CONTRACT

Details prepared October 2019

Viewing Strictly through the joint letting agents.

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