

ASHTON-UNDER-LYNE

Greater Manchester



PRIME RETAIL UNIT AVAILABLE

Opposite new  anchor unit



LOCATION

Ashton-under-Lyne's premier retail pitch and only covered shopping centre, The Arcades sits centrally between the busy **bus and Metrolink stations**, the newly refurbished Market Place and The Ladysmith Shopping Centre.

Ashton is continuing to evolve with some 3,000 students moving into the new Tameside College Development, **located at the heart of the town centre**. The scheme is being delivered in partnership with Tameside Council and is set to complete next year.

TERMS

The unit is available by way of a new effective FRI lease (subject to vacant possession) on terms to be agreed.

RENT

£50,000 per annum exclusive

BUSINESS RATES

The rateable value assessment (2017 list) is **£37,000**.

Interested parties should satisfy themselves with regards to business rates payable by contacting Tameside Council Business Rates department on **0161 342 2045**.

SERVICE CHARGE

A service charge is payable. Further information available on request.

Unit 9 (highlighted) provides a rare opportunity to secure a prime unit within the fully let ground floor of The Arcades. Next, Footlocker and WH Smith are all trading nearby and a new 5,000 sq. ft. JD Sports has opened recently in a double unit opposite. The unit has the following approximate areas:



GROUND FLOOR
145.76 sq m
1,569 sq ft
FIRST FLOOR
39.58 sq m
426 sq ft



VIEWING APPOINTMENTS SHOULD BE MADE STRICTLY BY PRIOR APPOINTMENT

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