

# To Let



## Ashton-U-Lyne

Unit 33, The Arcades Shopping Centre

2,497 sq ft (232 sq m)

Rent on Application

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**Location & Description:**

- **Ashton-Under-Lyne is located approximately 8 miles east of central Manchester, the town has a population catchment of 363,000 within a ten minute drive.**
- **The Arcades Shopping Centre is the prime retail destination in Ashton town centre, providing parking for 523 cars and linking directly to one of the busiest bus stations in the north west.**
- **The scheme is home to The Works, H Samuel, Card Factory, Superdrug and JD Sports.**
- **The unit is in a prominent location adjacent to Three and Halifax with Card Factory, Vodafone and EE in close proximity.**

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**Demise:**

Ground Floor 2,497 sq ft (232 sq m)

**Rent:**

Available upon request.

**Lease:**

New 10 year FRI lease, subject to upwards only rent review at the end of Year 5.

**Service Charge:**

On-account service charge for the current year stands at approximately £32,779 plus VAT.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to pay their own.

**Rating Assessment:**

Rateable Value (April 2023) – £36,500.

**Date Prepared:**

December 2024

**Contact Us:**

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Ashton-under-Lyne



50 metres

Experian Goad Plan Created: 20/12/2024  
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