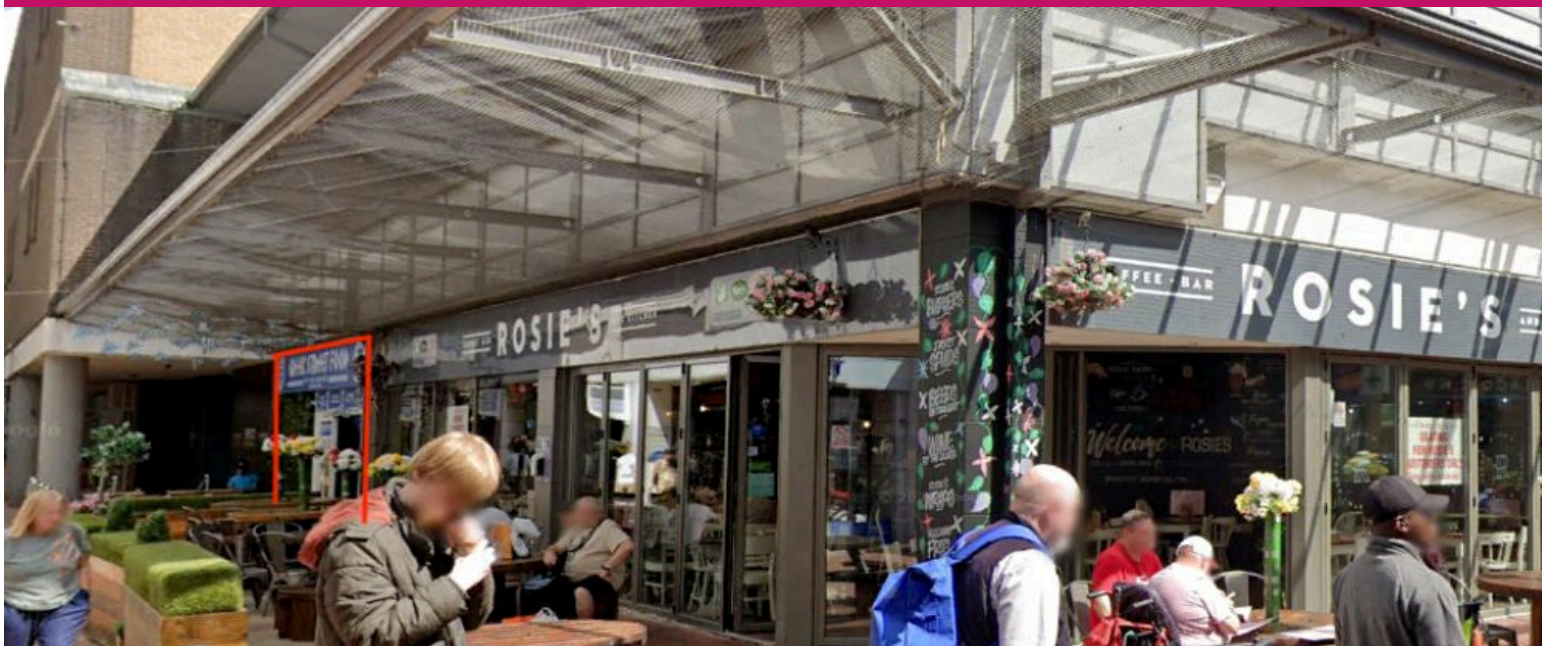




ASHTON UNDER LYNE

The Ladysmith Shopping Centre - Unit 30a Stav leigh Mall



LOCATION

The premises occupy an extremely prominent 100% prime position on Staveleigh Mall, close to the busiest entrance to the shopping centre. Nearby retailers include Costa Coffee, Boots, Millies Cookies, Greggs, Peacocks and Home Bargains.

THE SCHEME

The scheme is anchored by Boots the Chemist and offers primary shopping in the heart of Ashton Under Lyne. Other retailers within the scheme include Peacocks, Home Bargains, Shoe Zone and Costa Coffee.

LEASE

The premises are available on a new lease for a term to be agreed.

RENT

£12,500 pax

SERVICE CHARGE

£2,666 pa

ACCOMODATION

The premises are arranged over ground and first floor and providing the following approximate floor areas:

Ground Floor: 241 sq ft

First Floor: 172 sq ft

Total: 413 sq ft

BUSINESS RATES

The Valuation Office have confirmed the premises have been assessed for rating purposes as follows:

Rateable Value (2023): £10,500

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.



Hynes Illingworth
Carvers Warehouse
77 Dale Street M1 2HG

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THE LADYSMITH SHOPPING CENTRE - UNIT 30A STAVELEIGH MALL

