



ASHTON UNDER LYNE

51 WARRINGTON STREET
OL6 7JG

LOCATION

Ashton Under Lyne is a market town within Greater Manchester, located 8 miles east of Manchester City Centre.

The subject property is situated on the bustling Warrington Street, close to the entrance to **The Ladysmith Centre** and **The Arcades Shopping Centre**. It is located adjacent to **Poundworld** and a **McDonald's** facing the outdoor market.

ACCOMMODATION

The premises are arranged over Ground and First Floors, comprising the following approximate areas:

Ground Floor	2,885 sq ft	268 sq m
First Floor Sales	1,500 sq ft	139 sq m
First Floor Ancillary	718 sq ft	67 sq m
Total Floor Area	5,103 sq ft	474 sq m

TERMS

The property is held on an existing lease until November 2031, and available by way of assignment or sub-lease.

There are no further rent reviews.

RENTAL

Upon Application.

SERVICE CHARGE

The annual service charge is approximately £11,774 for the current year.

BUSINESS RATES

Rateable Value 2019	£98,000.00
Rates Payable 2019/2020	£49,392.00

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

Andrew Shepherd

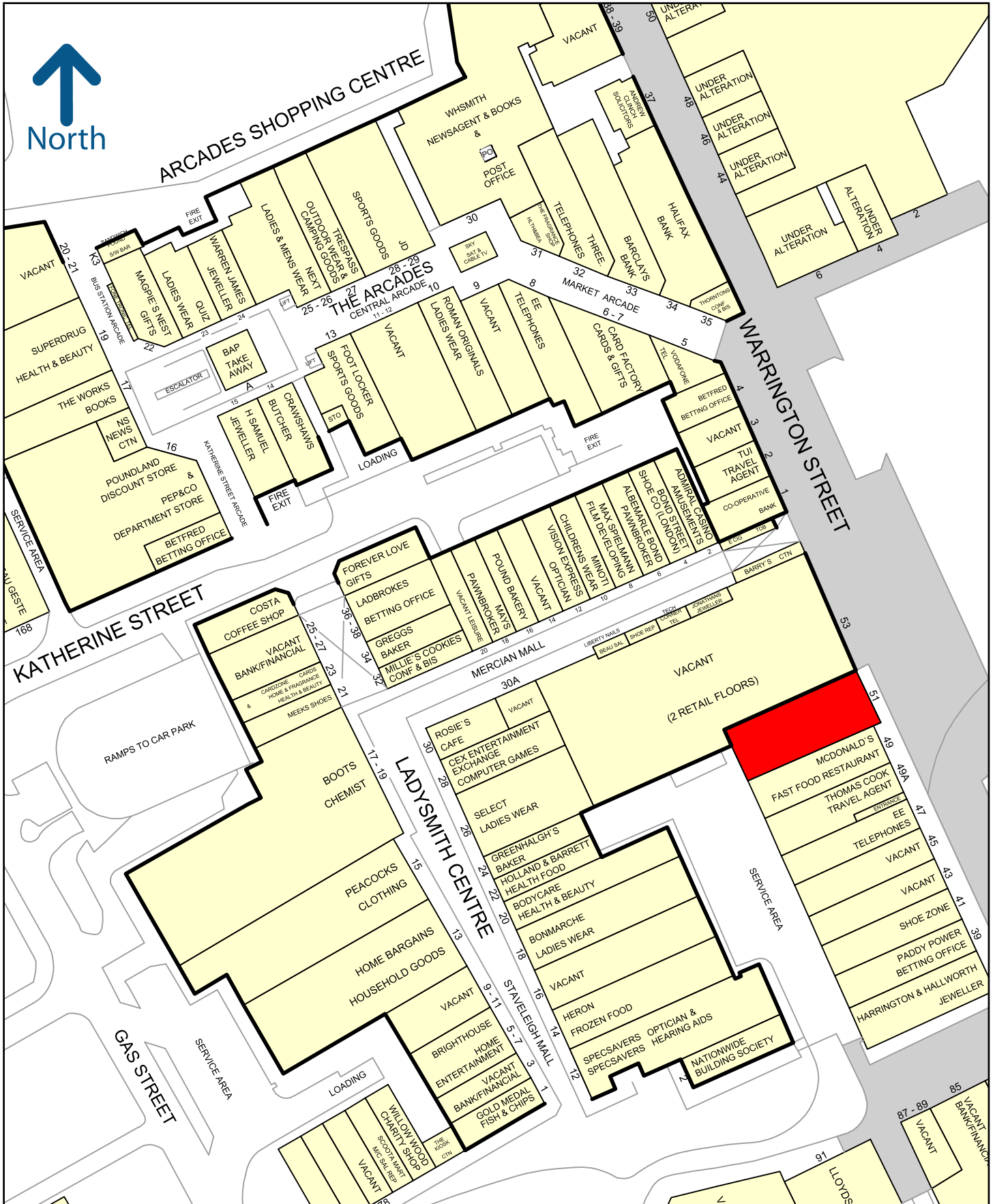
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50 metres

Experian Goad Plan Created: 04/04/2019
Created By: AS Retail Property Services Limited

