



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
<b>Total Floor Area</b>	<b>5,103 sq ft</b>	<b>474 sq m</b>

**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 2017	£98,000
Rates Payable 2018/2019	£47,040

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

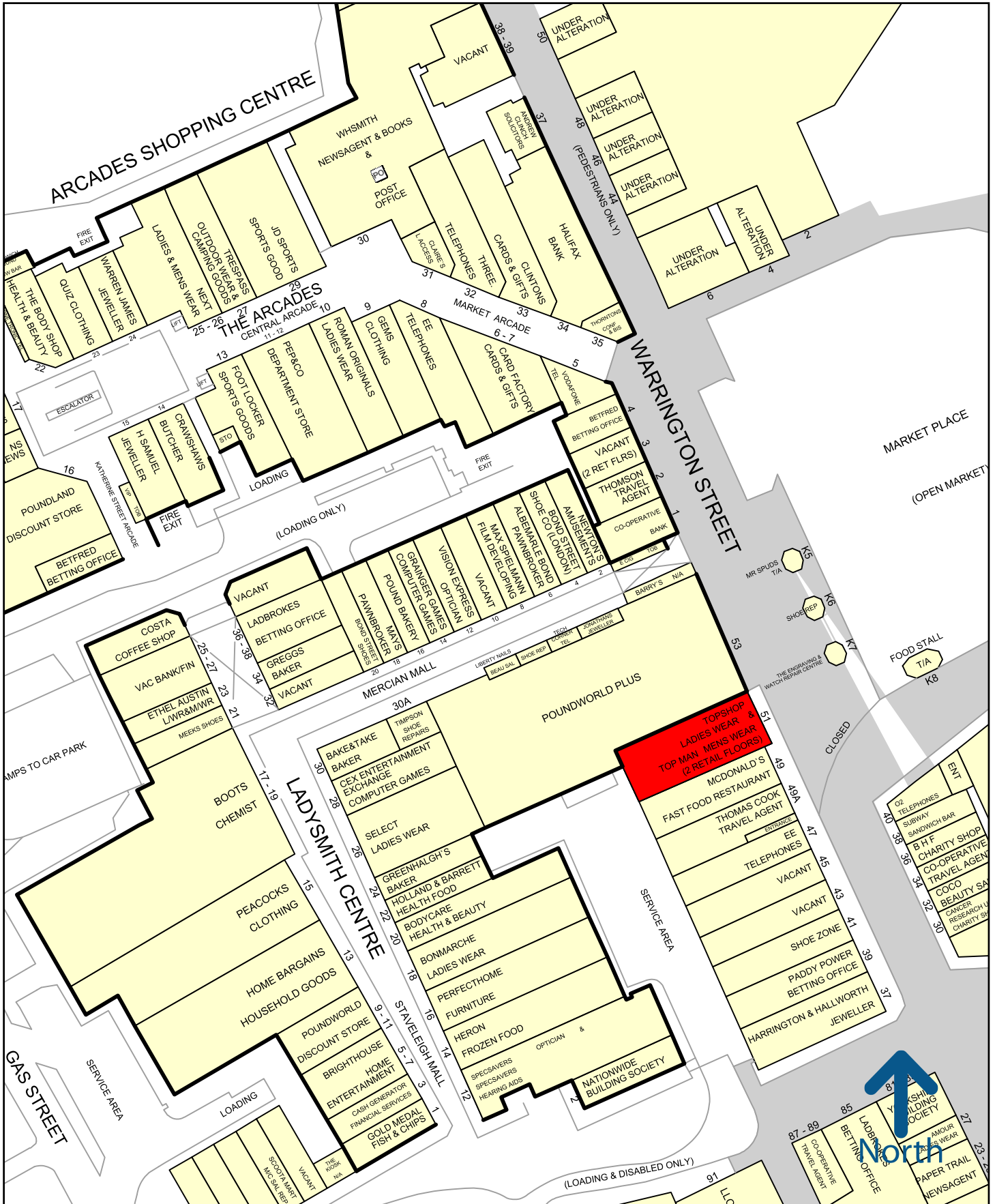
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50 metres

Experian Goad Plan Created: 08/08/2017  
Created By: AS Retail Property Services Limited

