



## Ashton – Unit 26 Staveleigh Mall

Contact us on:

**0161 431 0660**

### 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**.

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### Location

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

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### Accommodation

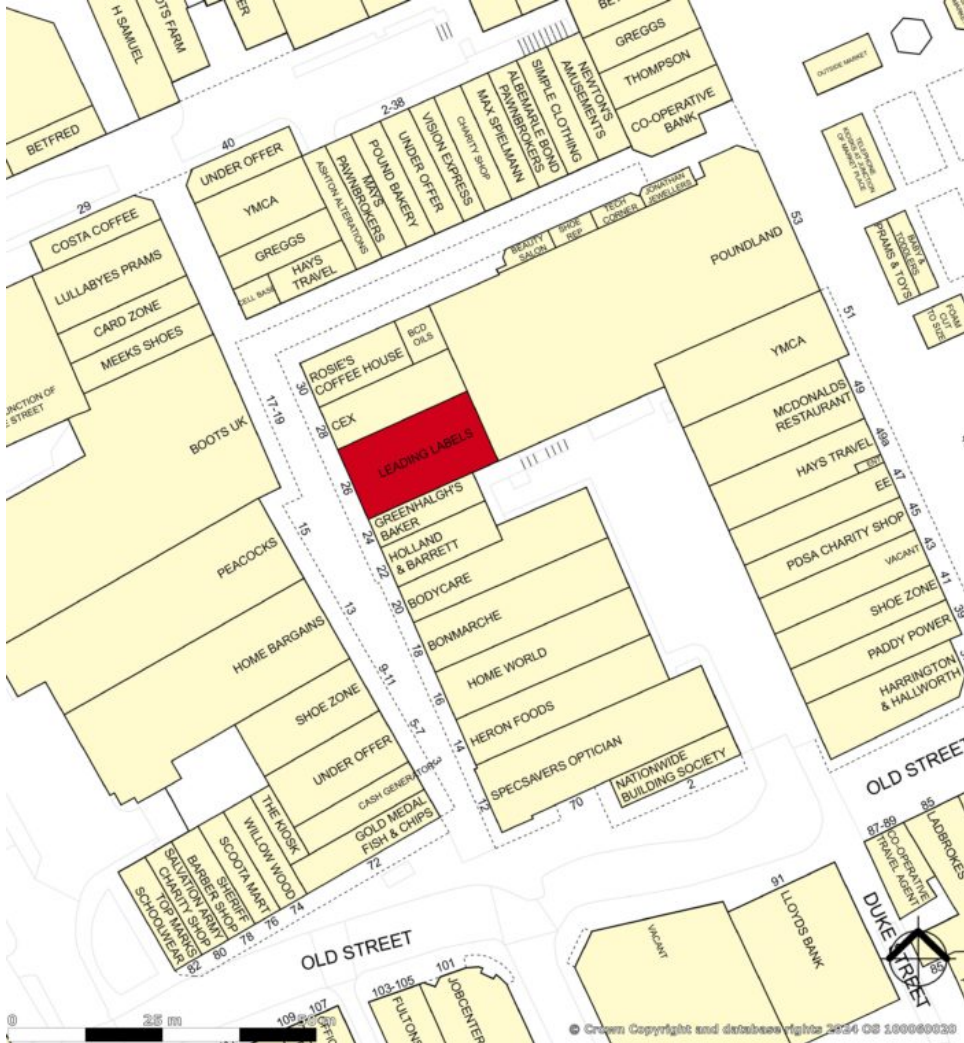
Internal Width: 12.95m 42'6

Ground Floor Sales: 260.12 sq m 2,800 sq ft

First Floor Sales: 233.74 sq m 2,516 sq ft

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### Goald Plan



## Lease

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

## Energy Performance Certificate

An EPC is available upon request.

## Rent & Review

Upon Application.

## Business Rates

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

Rateable Value (2023): £45,000

## Service Charge

£24,712 pa

## Viewing

Strictly by arrangement via Hynes Illingworth:

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