



## Ashton – Unit 36/38 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 **Boots, Home Bargains** 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, Home Bargains, Greggs** and **Meeks**.

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### Accommodation

The premises are arranged over ground floor only and provide the following approximate floor areas:

Ground Floor: 1,819 sq ft 169 sq m

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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: £38,750

Rates Payable: £19,336 pa

## Service Charge

£7,038 per annum

## Viewing

Strictly by arrangement via Hynes Illingworth:

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