



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**.

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**.

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

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:

A: Andrew Hynes

T: 0161 431 0660 / 07826 551 503

E: andrew@hynesillingworth.com

Hynes Illingworth
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

0161 431 0660
info@hynesillingworth.com
hynesillingworth.com