



## Warrington Street

Contact us on:  
**0161 431 0660**

### The Scheme

The scheme offers primary shopping in the heart of Ashton Under Lyne. Recent lettings include **Millies Cookies, Love Forever, Anytime Fitness, Select Ladieswear and Specsavers.**

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### Footfall

8 million per annum.

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### Location

The premises occupy a 100% prime pitch at the main entrance to the scheme from Market Square on Warrington Street. Adjacent retailers include **Coop Bank, Top Shop and McDonalds** with other nearby retailers including **Bargain Buys, O2 and EE.**

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### Accommodation

The premises are arranged over first floor with direct access from Market Square via an escalator, stair and lift. The premises provide the following approximate floor areas:

Ground Floor:                    1,072 sq m    11,525 sq ft

# Goald Plan



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## Lease

The premises will be available on a new 15 year FRI lease.

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## Energy Performance Certificate

An EPC is available upon request.

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## Rent & Review

£87,500 pax, subject to an upwards only review at the expiration of every fifth year of the term.

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## Business Rates

The Valuation Office have confirmed the premises are valued for rating purposes as follows:

Rateable Value (2017):       £115,000

Rates Payable (17/18):       £55,085 pa

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## **Service Charge**

£33,417 per annum

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## **Viewing**

Strictly by arrangement via sole agents Hynes Illingworth:

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