

TO LET



RogerHannah



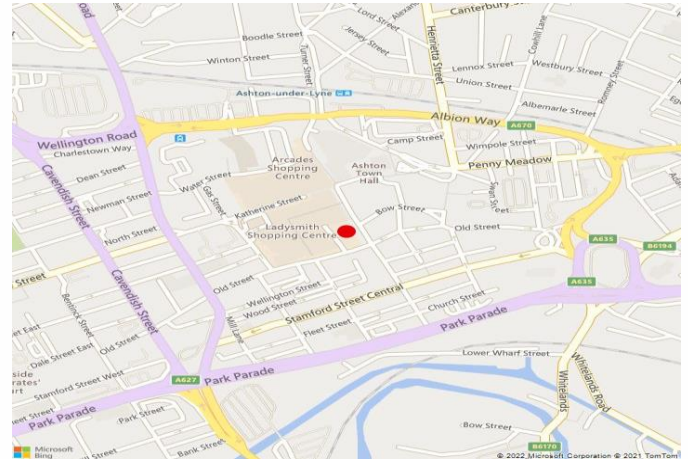
37-49 Warrington Street, Ashton-under-Lyne, Greater Manchester, OL6 7JG

Prominent Parade In The Very Heart Of The Popular Town Of Ashton-under-Lyne

1,492 - 2,062 Sq Ft (138.61 - 191.47 Sq M)

- Located just 6.5 miles east of Manchester City Centre
- The town has seen and continues to see significant investment upwards of £100 million
- Nearby occupiers including McDonalds, The Arcasde and Iceland etc
- Open plan units





Location

The property occupies a prominent position on the corner of Old Street and Warrington Street, in the heart of Ashton-under-Lyne, one of the town's prime retail pitches. The Arcades Shopping centre is to the north of the property, drawing the majority of the footfall onto Warrington Street. Manchester. IKEA is only 0.5 miles (0.8 km) to the north west of the property. The town's outdoor market is situated opposite and directly in front of the main entrance to the Ladysmith Shopping Centre. The market is open 9:00 - 5:30 daily except for Sundays, with the 'outdoor market' open every day. The market has both an indoor presence (81 indoor stalls) plus 140 stalls in the 'outdoor market' and provides an important retail focus within the town centre.

The market town of Ashton-under-Lyne forms part of Greater Manchester in the north west of England. The town is located approximately 6.5 miles (10.5 km) east of Manchester City Centre on the north bank of the River Tame, in the foothills of the Pennines. Huddersfield is situated approximately 20 miles north east, Sheffield is 30 miles (48 km) south east and Liverpool is 45 miles (72 km) to the west.

Description

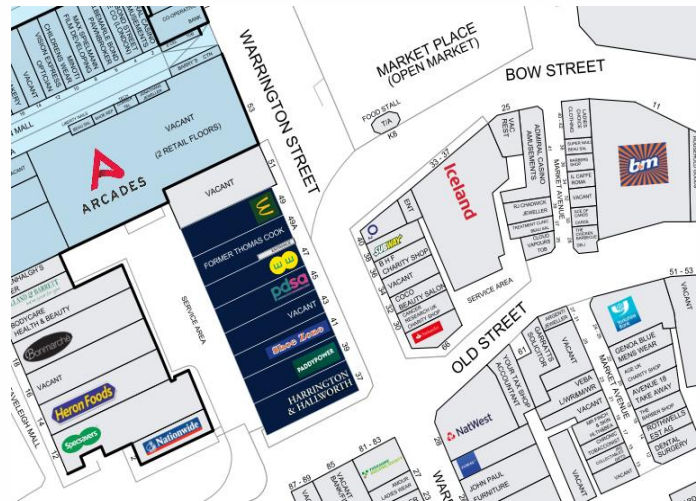
The available units are 41, the former ShoeZone, comprising a ground and first floor unit and units 43 and 49, comprising a ground floor only, all within a prominent multilet retail parade fronting the pedestrianised section of Warrington Street with return frontage to Old Street.

The units are primarily occupied as ground floor retail space with ancillary sales and storage above. The majority of the upper floors are used as office space which is accessed directly from Old Street and currently vacant (available to rent).

The property is constructed with brick elevations with retail frontage and fit out to the ground floor. Modern uPVC windows have been installed throughout the upper floor offices beneath a flat roof. The upper floor offices also have the benefit of a passenger lift.

A large service yard accessed from Oak Street serves the rear of the retail units and is shared with adjoining occupiers.

Tameside has recently designated Ashton in its Mayoral Development Zone.



Asking Rent

Address	Size Sq Ft	Rent
43	1,689	£36,000
49 (Former Thomas Cook)	1,492	£36,000



A new Effective full repairing and insuring lease will be available on terms to be negotiated.

Accommodation

Address	Floor	Sq Ft	Sq M	Total Sq Ft	Total Sq M
43	Ground	1,689	158	1,689	158
49	Ground	1,492		1,492	139

Service Charge

A service charge is applicable. Details upon request.

Business Rates

Address	Rateable Values
43	£35,500
49	£35,500

Use Class

E (formerly A1, A2, A3, B1 and D1 in part)

EPC

Available upon request

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

E: danrogers@roger-hannah.co.uk



UNIT 49



Ashton Markets – opposite subject site