



Ashton – 4 Mercian Mall

Contact us on:
0161 431 0660

Location

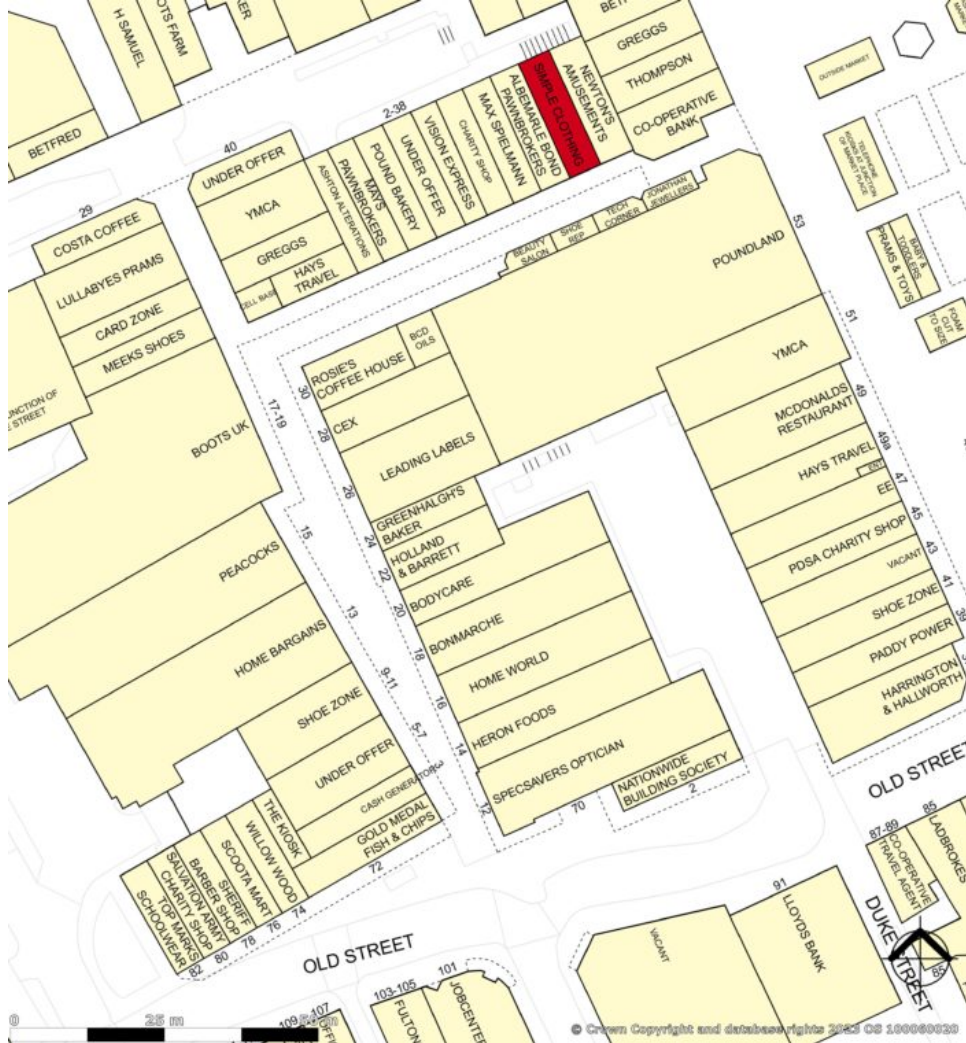
The premises occupy a prime location on Mercian Mall close to its junction with Staveleigh Mall. Nearby retailers include **Hays Travel**, **Boots The Chemist** and **Mays Jewellers**.

Accommodation

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

Ground Floor: 914 sq ft 84.91 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

£25,000 pax

Business Rates

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

Rateable Value (2023): £18,250

Service Charge

£2,563 pa

Viewing

Strictly by arrangement via Hynes Illingworth:

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