



## Ashton Under Lyne – 51 Warrington Street

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, Millies Cookies** and **Costa Coffee**.

### Location

The subject property is situated on the bustling Warrington Street, close to the entrance to The Ladysmith Centre and The Arcades Shopping Centre. The premises are located adjacent to **Bargain Buys** and next door to **McDonald's** facing the outdoor market. Other nearby retailers include **O2, Vodafone** and **Iceland**.

### Accommodation

Ground Floor Sales:	2,885 sq ft	268 sq m
First Floor Sales:	1,550 sq ft	139 sq m
First Floor Storage:	718 sq ft	67 sq m

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## Goad Plan



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## Lease

The premises are available on a new lease for a term to be agreed.

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## Energy Performance Certificate

An EPC is available upon request.

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## Rent & Review

Upon Application

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## Business Rates

The Valuation Office has confirmed that the premises are assessed for rating purposes as follows:

Rateable Value (2017): £106,000

Rates Payable (19/20): £53,424 pa

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## **Service Charge**

£11,464 per annum

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## **Viewing**

Strictly by arrangement via Hynes Illingworth:

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