



To Let (subject to vacant possession)
26 Staveleigh Mall, **Ladysmith Shopping Centre**
Ashton-Under-Lyne

richard lucas

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26 Staveleigh Mall, Ladysmith Shopping Centre, Ashton-Under-Lyne

Location

Ashton-Under-Lyne has a district population of 213,000 (2001 census), with 186,000 being within its primary catchment area (PROMIS).

The Ladysmith Shopping Centre is located at the heart of Ashton town centre and has recently undergone an extensive refurbishment. This has included the re-branding of the scheme, the re-designing of the 3 main entrances, 4 new retail units and the re-commissioning of the car park, which delivers shoppers directly into the scheme.

26 Staveleigh Mall is located in a prime position within the shopping centre with nearby retailers including; Marks and Spencer, Boots, Peacocks, Internationale, Store 21 and Home Bargains.

Description

The premises are arranged on ground and first floors and provide the following approximate dimensions and areas:

Internal Width:	12.95 m	42 ft 6 ins
Ground Floor Sales:	252.79 sq m	2,721 sq ft
Ground Floor Storage:	7.43 sq m	80 sq ft
First Floor Sales:	187.01 sq m	2,013 sq ft
First Floor Storage:	46.73 sq m	503 sq ft

Lease

A new full repairing and insuring lease, with 5 yearly upward-only rent reviews, for a term of years to be agreed.

Rent

£120,000 per annum exclusive, subject to contract.

Business Rates

Rateable Value:	£116,000
UBR 2009/10:	£0.485
Rates payable 2009/10:	£56,260

Interested parties are advised to make their own enquiries with the local rating authority on 0161 342 8355.

Service Charge

A service charge and an insurance contribution are payable.

Viewing

Strictly by arrangement via:

Richard Lucas Property Consultants Ltd 0161 241 7998
info@richardlucas.co.uk

Or our joint agents:

Hynes and Co 0161 431 0660



goad
Digital Plans
Tel: 0845 601 6011

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