richard lucas
property consultants

To Let (subject to vacant possession)

10 Mercian Mall, **Ladysmith Shopping Centre**

Ashton-Under-Lyne

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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 in 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.

10 Mercian Mall is located in a busy trading pitch which leads to Warrington Street and Market Place. Other retailers nearby include; Marks and Spencer, Max Spielmann, Aleef Newsagents, Conlon Opticians and Sayers.

Description

The premises are arranged on ground floor only and provide the following approximate dimensions and area:

Internal Width:	4.62m	15 ft 2 ins
Shop Depth:	18.77m	61 ft 7 ins
Ground Floor:	83.98 sq m	904 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

£49,500 per annum exclusive, subject to contract.

Business Rates

Rateable Value:	£38,500.00
UBR 2009/10:	£0.485
Rates payable 2009/10:	£18,672.50

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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