



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

richard lucas

0161 241 7998

info@richardlucas.co.uk

www.richardlucas.co.uk

14 Mercian 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.

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

Description

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

Internal Width:	4.85 m	15 ft 11 ins
Shop Depth:	19.1 m	62 ft 8 ins
Ground Floor:	84.91 sq m	914 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:	£45,000
UBR 2010/11:	£0.414
Rates payable 2010/11:	£18,630

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.

EPC

An energy performance certificate will be made available for this unit.

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

Subject to Contract



goad
Digital Plans
Tel: 0845 601 6011

Copyright and confidentiality notice 2009 Experian Ltd All Rights Reserved.
This includes mapping data licensed from Ordnance Survey Crown Copyright 2009.
License number PU 100017316



Centurion House, 129 Deansgate, Manchester, M3 3WR

0161 241 7998

info@richardlucas.co.uk

www.richardlucas.co.uk

Richard Lucas Property Consultants Ltd for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Richard Lucas Property Consultants Ltd or any joint agents has authority to make or give any representations or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. May 2010.