



**To Let**  
**Ladysmith Shopping Centre**  
First Floor Space, Mercian Mall  
Ashton-Under-Lyne

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# Ladysmith Shopping Centre, First Floor Space, Mercian Mall, 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.

The first floor space is located at the junction of Mercian Mall and Staveleigh Mall. It can be accessed by way of the car park lift and stairs from Mercian Mall and also a lift and stairs from Katherine Street. Retailers close by include Marks and Spencer, Centro Cafe, Boots and Internationale.

## Description

There is potential to create a first floor unit with the following floor area:

First Floor: 668.90 sq m 7,200 sq ft

Please see proposed plan.

## Lease

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

## Rent

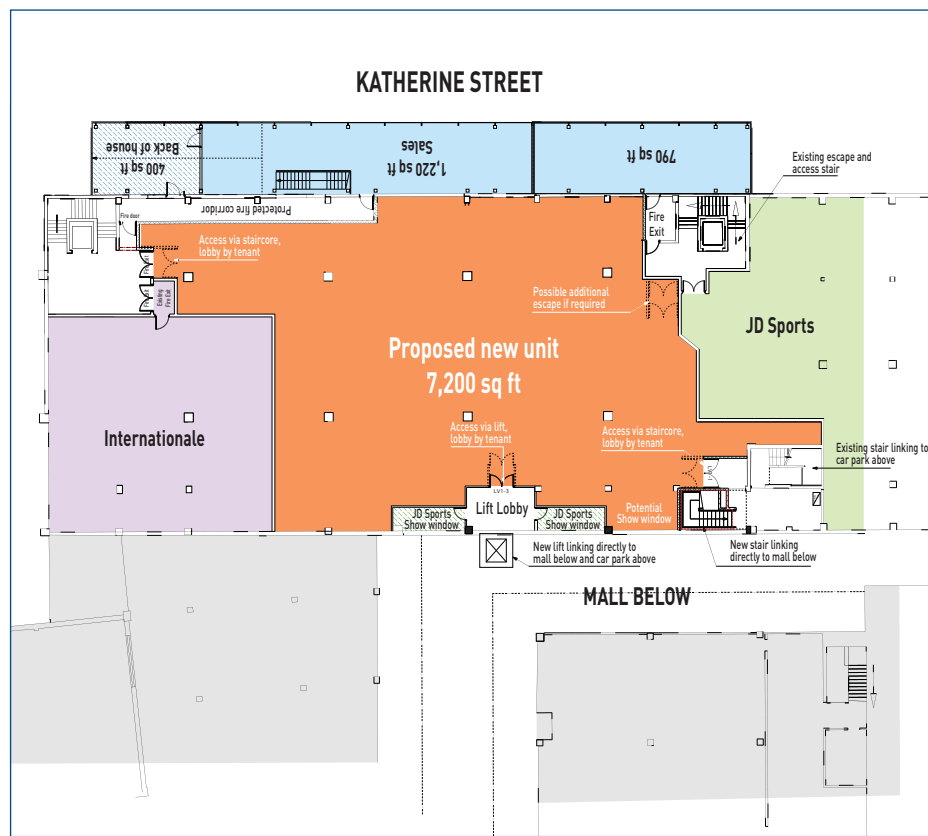
£40,000 per annum exclusive, subject to contract.

## Business Rates

The premises have not yet been assessed for rating purposes.

## Service Charge

A service charge and an insurance contribution will be payable.



Plan is for indicative purposes only.

## Viewing

Strictly by arrangement via:

**Richard Lucas Property Consultants Ltd** 0161 241 7998  
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Or our joint agents:

**Hynes and Co** 0161 431 0660



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