

## To Let – Retail Premises

2,091 sq ft (194.30 sq m)

25-27 Staveleigh Mall, Ashton Under Lyne, OL6 7JJ

- On the Instructions of Santander
- Prominent central location
- Well proportioned unit

### Location

The unit is situated in Staveleigh Mall in the centre of Ashton under Lyne; nearby occupiers include Costa coffee, Foot Locker, Superdrug Topshop and MacDonald's.

PHOTO

### Description

The unit is demised over the ground floor level and the shop frontage faces towards a pedestrianised walkway into the shopping centre. The shopping centre also benefits from an upper level car park.

### Accommodation

The unit extends to the following approximate floor areas\*:

Ground Floor Sales	1,962 sq ft (182.30 sq m)
Ground Floor Ancillary	129 sq ft (12 sq m)
<b>TOTAL</b>	<b>2,091 sq ft (194.30 sq m)</b>

\*Areas taken from VOA

### Rates

Rateable Value	£99,000
UBR	49.7p
Rates Payable (Per Annum)	£49,203

Interested parties should verify these figures with the Local Authority.

### Planning

A2/A1

### Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 14 March 2020.

### Rent

Rent on application

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

The property has an EPC rating of D.

Full EPC certificate available on request,.

### Viewing and further Information

By appointment through Sole Agents GL Hearn.

#### Adam Hanline

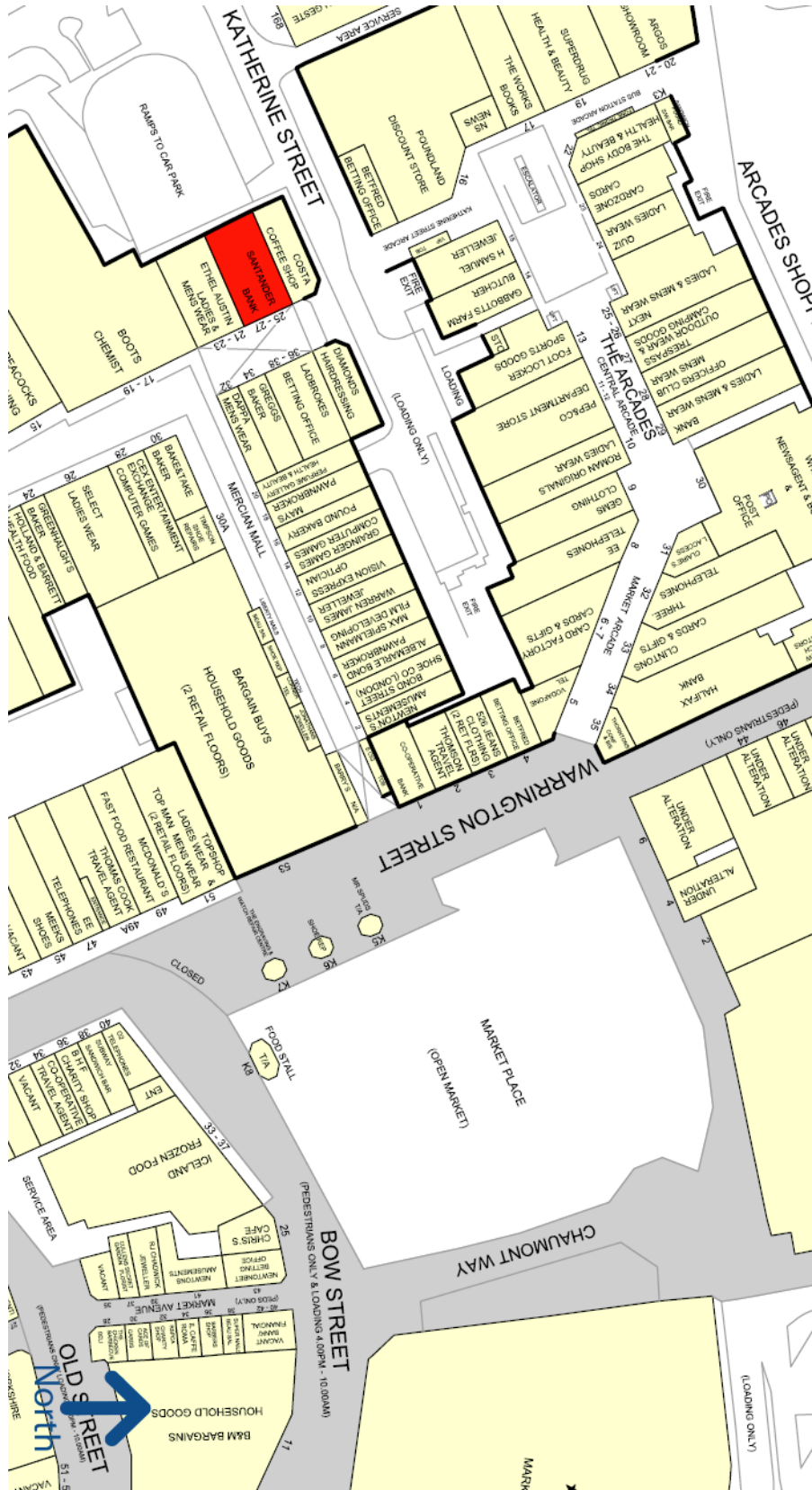
+44 (0)20 7851 2157

[Adam.hanline@glhearn.com](mailto:Adam.hanline@glhearn.com)

#### Sarah Edwards

+44 (0)20 7851 4992

[Sarah.Edwards@glhearn.com](mailto:Sarah.Edwards@glhearn.com)



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