



ACCOMMODATION

The premises are arranged over first floor, providing the following approximate floor area:

First Floor: 668.88 sq m 7,200 sq ft

LEASE

The premises will be available on a new 15 year FRI lease.

RENT & REVIEW

£40,000 per annum exclusive of rates, service charge and insurance, subject to upwards only rent reviews at the expiration of every fifth year of the term.

RATES

The premises have not yet been assessed for rating purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ASHTON UNDER LYNE

FIRST FLOOR SPACE LADYSMITH SHOPPING CENTRE

THE SCHEME

The scheme offers primary shopping in the heart of Ashton Under Lyne. Recent lettings include **Costa**, **Texas Chicken** and **Shoe Master**.

FOOTFALL

Average 170,000 shopper per week.

LOCATION

The unit can be accessed via both the car park lift and stair from Mercian Mall and a separate lift and stair from Katherine Street. Adjacent retailers are **Costa Coffee** and **First Choice Travel** with other nearby retailers including **Boots**, **Coffee Centro** and **Peacocks**.

REFURBISHMENT

The scheme has recently undergone a complete refurbishment, which has included the re-commissioning of the 197 space shoppers car park, redesigning 3 new dramatic entrances and the completion of 4 new retail units.

VIEWING

Strictly by arrangement via Hynes & Co:

Andrew Hynes

0161 431 0660 / 07826 551 503

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Alternatively please contact our joint agent, Richard Lucas Property Consultants on 0161 241 7998.

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