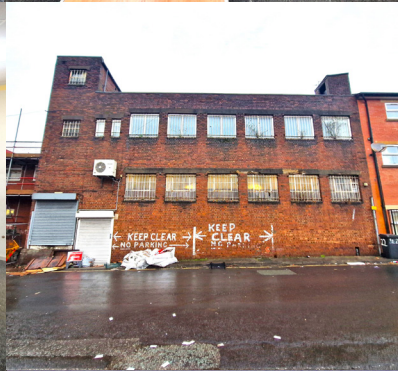
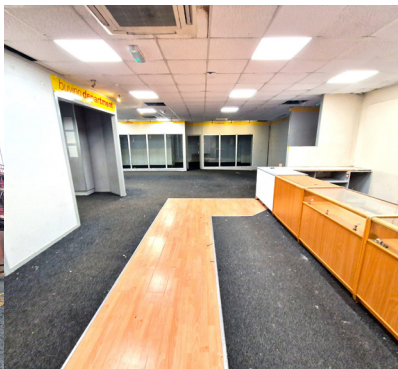


185-189
Stamford Street
Ashton-under-Lyne
OL6 7PY

**2,420
SQ.FT**

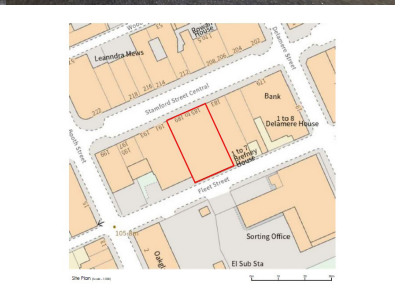
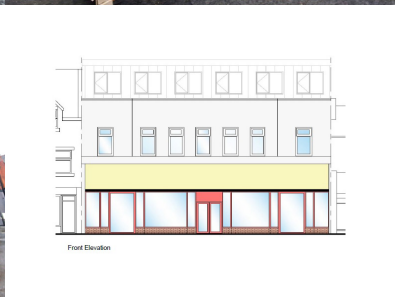
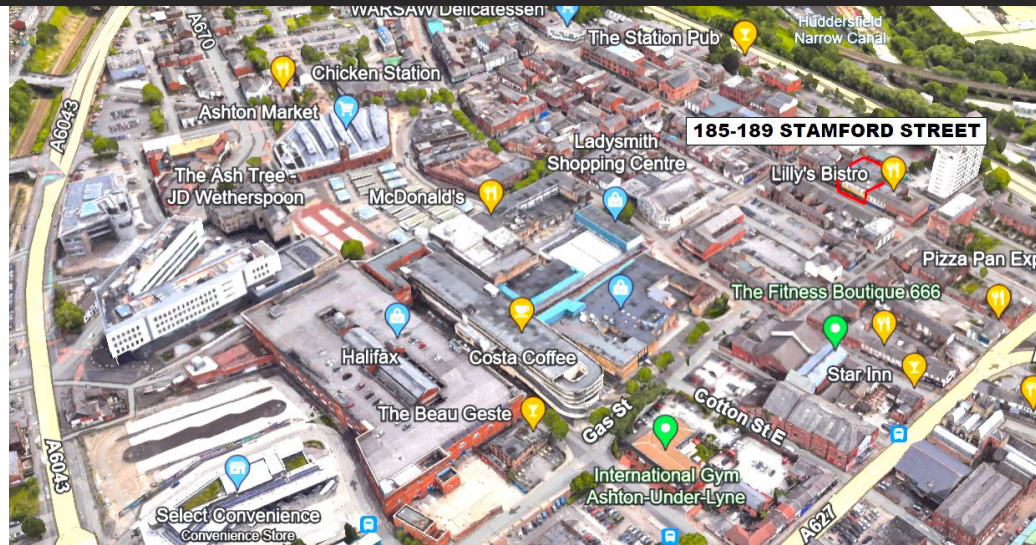


- Prominent ground floor retail showroom
- Available as a whole or 1-3 smaller units
- Located fronting Stamford Street in Ashton
- Town centre retail location with lay by parking
- RV: £34,500 - To be reassessed when split
- External electric security roller shutters
- Landlord to split unit subject to terms agreed
- New Lease / No Premium / Terms TBA

Location

The property is located fronting Stamford Street in the centre of Ashton-under-Lyne and is a short walk to the Ladysmith shopping centre. Ashton Retail Park and the M60 Motorway are a short drive away.

- M60: 2.5 miles.
- Manchester: 8 miles.



Description/Accommodation

The property occupies part of the ground floor of a three storey commercial building of traditional construction with brick work elevations under a flat roof. The retail accommodation provides 2,420 Sq.ft of open plan accommodation with the benefit of private entrance and electric security roller shutters.

The property is suitable for a variety of retail uses and is available as a whole or sub-divided to provide smaller retail units with size and associated rental costs to be agreed.

185-189 Stamford Street: 2,420 Sq.ft overall.

The Landlord will undertake works to the property should retailers require smaller than quoted accommodation. All Landlords works to be subject to building regulations.

Rateable Value

Rateable value: £34,500 - GF & FF - TO BE SPLIT.
Small Business Rates Multiplier 2023/24: 49.9p.
TENANT TO CONTACT VOA TO SPLIT RV.
Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£30,000 per annum exclusive - WHOLE UNIT.
Smaller unit rents to be agreed subject to size.

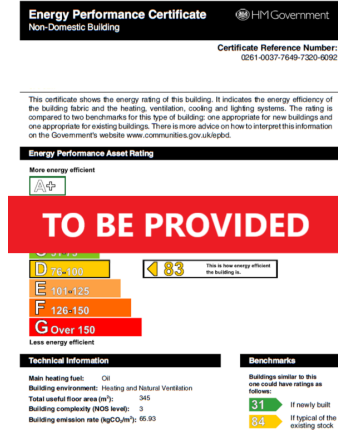
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. FEBRUARY 2024.