



## 177 Stamford Street Central Ashton-under-Lyne OL6 7PS

**1,935  
SQ.FT**



**177 STAMFORD  
STREET CENTRAL**

- Two storey self contained retail premises
- Accommodation over ground & first floors
- 898 Sq.ft GF sales with kitchen & toilet
- 1,037 Sq.ft FF secondary sales area & stores
- External electric security shutters
- Low RV: £9,400 - 100% SBRR - Nil rates
- Located on the busy Stamford Street Central
- Close to Ashton Market/Ladysmith Centre

## Location

The property is located fronting Stamford Street Central in the heart of Ashton-Under-Lyne and is a short walk to Ashton Market and the Ladysmith shopping centre. The property is a short drive to the M60 Motorway.

- M60: 1 mile.
- Manchester: 7 miles.



## Description/Accommodation

The property occupies the ground and first floor of a two storey retail premises of traditional construction with brick-work elevations under a flat roof. The property provides ground floor sales area with rear store, kitchen and toilet facilities and staircase access to additional first floor secondary sales area.

Ground floor: 898 Sq.ft comprising:-

Main sales: 690 Sq.ft - 15'1" width x 51'5" depth less stairs.

Rear store: 208 Sq.ft - 17'6" x 11'10".

Toilet facilities.

First floor: 1,037 Sq.ft comprising:-

Secondary sales: 950 Sq.ft - 22'8" x 36'1" plus 20'7" x 6'4".

Store: 87 Sq.ft - 12'8" x 6'11".

## Rateable Value

Rateable value: £9,400.

Small Business Rates Multiplier 2024/25: 49.9p.

100% SBRR available - Nil payable rates.

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

£16,500 per annum exclusive.

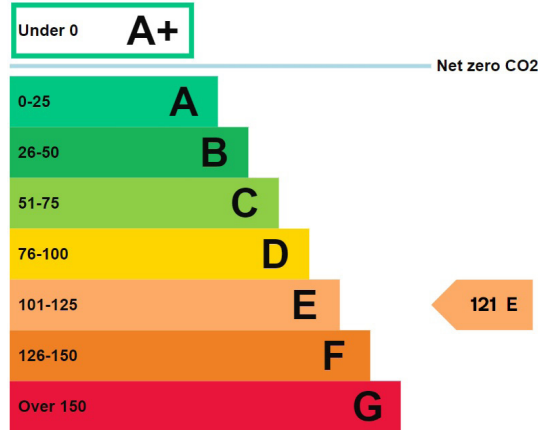
## VAT

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. JULY 2024.