



SHOP PREMISES TO LET

**34 Warrington Street
Ashton-Under-Lyne
OL6 7JS**

November 2020

Location

The George & Dragon Centre is located within the heart of Ashton-under-Lyne town centre and accessed via A635, A627, A6043 and the M60 Motorway. The town centre is also served by the Metrolink and excellent bus routes, with the town's main bus station within a 5-minute walk of the property.

Situation

This self-contained retail unit is conveniently situated within the pedestrianised area of the town, close to the indoor and outdoor market that opens daily, and all other local amenities.

Existing retailers in the scheme include Iceland, O2, Santander, British Heart Foundation and Subway. Adjacent occupiers include McDonalds.

Highlights

- Suitable for a number of retail uses
- Located close to Lady Smith and Arcade Shopping Centre's
- Prime trading location
- High footfall area
- Close to public transport links and car parks



**Description**

A self-contained retail unit arranged over ground and 1st floors. The ground floor extends to 661 sq. ft, with 217 sq. ft at 1st floor.

There is a small kitchen area at 1st floor.

Business Rates

We understand the unit has a rateable value of £24,250.

Currently there are no business rates payable, forming part of the governments financial support for businesses arising from Covid-19. This is in place until 31st March 2021.

We recommend interested parties verify this information with Tameside Borough Council on 0161 342 2233.

Viewing Arrangements

Viewings can be arranged by appointment through Riddell TPS
0161 835 9333

Rent

Prices upon application.

VAT

All costs are exclusive of VAT which is payable.

Energy Performance Certificate

A full copy of the EPC is available upon request.

Legal Costs

Each party is responsible for their own legal costs incurred in any transaction.

Services

All mains services are connected to the property.



For more information please contact:

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