

TO LET



RogerHannah

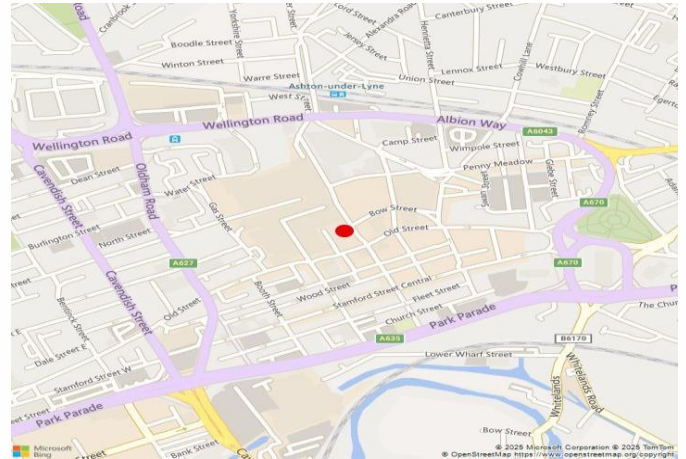


45 Warrington Street, Ashton-Under-Lyne, OL6 7JG

Prominent High Street Retail Unit
2,584 Sq Ft (240.05 Sq M)

- Significant investment into the immediate area
- Suitable for various uses (STP)
- Secure gated rear delivery/loading bay
- High footfall area





Location

The property occupies a prominent position on Warrington Street, in the heart of Ashton-under-Lyne, one of the town's prime retail pitches. The Arcades Shopping centre is to the North of the property, drawing the majority of the footfall onto Warrington Street. IKEA is only 0.5 miles (0.8 km) to the North West of the property. The town's outdoor market currently under renovation, is situated opposite and directly in front of the main entrance to the Ladysmith Shopping Centre. The town is located approximately 6.5 miles (10.5 km) east of Manchester City Centre on the north bank of the River Tame.

Description

The property comprises a prominent ground and first-floor retail unit situated in a prime position on Warrington Street. It benefits from a secure, gated rear loading bay/yard shared with occupiers of Ladysmith Shopping Centre, offering convenient access for deliveries. The ground floor provides a highly visible retail sales area, together with rear storage and a W/C.

The first floor accommodates office space, training and staff welfare space, a kitchen, and additional storage.

This busy retail location benefits from strong footfall generated by local shoppers and is supported by nearby occupiers including McDonald's, NatWest, Subway, and newly renovated Ashton-under-Lyne Market.

Accommodation

GF Retail Area- 1,136 Sq Ft / 105 Sq M

GF Storeroom- 317 Sq Ft / 29.5 Sq M

FF Office, Storage and Staff Welfare Area- 1,136 / 105 Sqm Sq M

Total Area: 2,584 Sq Ft / 240 Sq M

Asking Rent

£40,000 per annum plus VAT.

Business Rates

Rateable Value: £31,250

Rates Payable Approximately: £15,600

We advise all parties to make their own enquiries to the local authority (Tameside Council) for further information.

Service Charge

A service charge has been prepared in accordance with the RICS Professional Standards. The current proportion is £4,882 + VAT per annum and reviewed on an annual basis with the next renewal date being, 31/01/2027, at which a new fair proportion is allocated.

Property Insurance

The Landlord will insure the property, and the tenant will be responsible for reimbursing the premium. The current premium is £1,136.24 per annum. The policy is reviewed on an annual basis (20/02/2027), at which point the fair proportion premium will be apportioned to Tenants.



VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate

Deposit

A deposit may be payable.

EPC

EPC rating – D (96). A copy can be found on Gov.uk EPC website. Cert No: 9861-3019-0868-0290-0575

Terms

The property is available by way of a full repairing and insuring leasehold on a term to be agreed.

Anti-Money Laundering Regulations

In accordance with HMRC Anti-Money Laundering Regulations, a certain level of identification and Anti-Money Laundering checks will be required from the prospective Tenant.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on the RICS website. We advise you obtain professional advice if you are not represented.

Legal Costs

Both parties are responsible for their own legal fees

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Harry Mason

T: 0161 302 1623

M: +44 7738 125825

E: harrymason@roger-hannah.co.uk

Date of Preparation

26 February 2026