

TO LET



49/49A, Warrington Street, Tameside, Ashton-Under-Lyne, OL6 7JG

Prominent First Floor Retail Unit 1,883 Sq Ft (175 Sq M)

- Located just 6.5 miles east of Manchester City Centre
- Significant Investment Into The Town, Upwards of £100 million.
- Nearby Occupiers Including Mcdonalds, The Arcades and Iceland.
- Suitable For Various Uses.





Location

The property occupies a prominent corner position at the junction of Old Street and Warrington Street, in the heart of Ashton-under-Lyne, one of the town's prime retail areas. It benefits from strong footfall, largely driven by the nearby Arcades Shopping Centre to the north and the popular outdoor market located directly opposite, adjacent to the entrance of the Ladysmith Shopping Centre. The market operates daily (except Sundays), with over 220 stalls combined across indoor and outdoor sections, serving as a major retail hub for the town.

Ashton-under-Lyne is a key market town within Greater Manchester, situated approximately 6.5 miles (10.5 km) east of Manchester city centre. It is well-connected to major cities including Huddersfield (20 miles NE), Sheffield (30 miles SE), and Liverpool (45 miles W). Notably, IKEA is located just 0.5 miles (0.8 km) northwest of the property, further enhancing the area's retail appeal.

Description

This well-presented first-floor retail unit offers a prominent position with direct access from the bustling and high-footfall Warrington Street, a well-established retail destination in the area. The property boasts excellent visibility and signage opportunities, making it ideal for businesses looking to benefit from strong passing trade.

Constructed with traditional brick elevations, the frontage has been enhanced with modern UPVC double-glazed windows. The unit is serviced by a three-phase electrical supply and features modern circular recessed spot lighting throughout, ensuring a bright and welcoming interior environment. The unit includes mains water, waste drainage, a unisex WC, and a fitted kitchen.

Internally, the unit is versatile to accommodate a wide range of business types. It comprises an open-plan retail area ideal for product display and customer interaction, supported by additional ancillary space suitable for storage or back-office operations. Furthermore, the unit benefits from eight individual studio rooms, perfect for private consultations, treatment rooms, office use, or specialist services - making it especially well-suited for health and beauty operators, wellness clinics, therapy services, or professional service providers.

This is a fantastic opportunity for occupiers seeking a flexible and prominent retail space in a thriving commercial location.

Accommodation

Address	Floor	Sq Ft	Sq M
49/49A	First Floor	1,883	175

Asking Rent

£20,000 per annum + VAT.

A new effective full repairing and insuring lease will be available on terms to be negotiated.

Business Rates

The rateable value of the property is £12,000. We advise all parties to make their own enquiries to the Valuation Office Agency.

Service Charge

The current service charge payable by the Tenant is £3,093.28 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

Property insurance is £536.25 per annum plus VAT. Subject to annual review with a renewal date of 20/02/2026.



VAT

VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Planning

The property falls under Use Class E. Interested parties are advised to make their own enquiries with the local authority to ensure their intended use complies with planning regulations.

EPC

The property has an EPC rating of B-50, valid until August 2029. A copy of the certificate can be supplied upon request.



Viewing & Further Information

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

Harry Mason

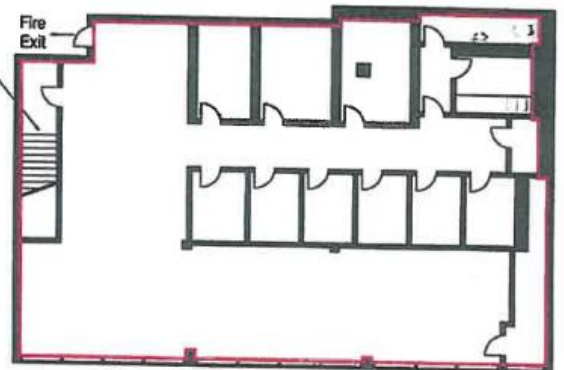
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Date of Preparation

02 October 2025

Stairs
Down To
Ground Floor
Entrance



FIRST FLOOR