

RETAIL UNITS

**HEYS RETAIL PARK, MOSSLEY ROAD,
ASHTON-UNDER-LYNE OL6 6AH**



**TO
LET**



Unrestricted retail planning consent.



6,500 sq ft Unit (or split):-

- Unit 5: 1,250 sq ft - £30,000 per annum exclusive
- Unit 6: 2,000 sq ft - £40,000 per annum exclusive
- Unit 7: 3,250 sq ft - £50,000 per annum exclusive

LOCATION

Situated on Mossley Road (A670) approximately 1/2 mile from Ashton Town centre, close to Tameside General Hospital.

DESCRIPTION

This is a cleared site with unrestricted retail planning consent.

The site is a natural extension to the existing retail scheme. Anchored by Tesco Express, other retailers include Barnardo's, Papa Johns and Sunseekers.

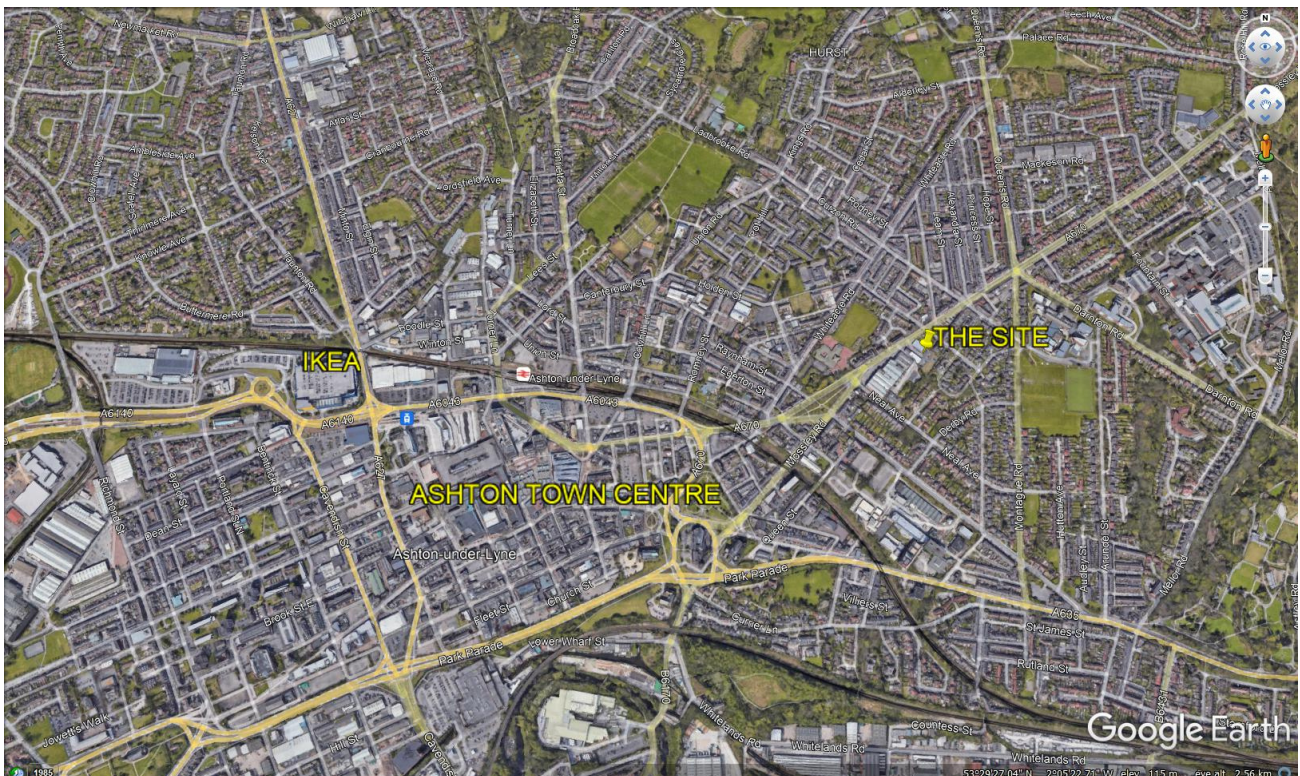
The development will have the use of approximately 36 shared customer car parking spaces.

ACCOMMODATION AND RENTS

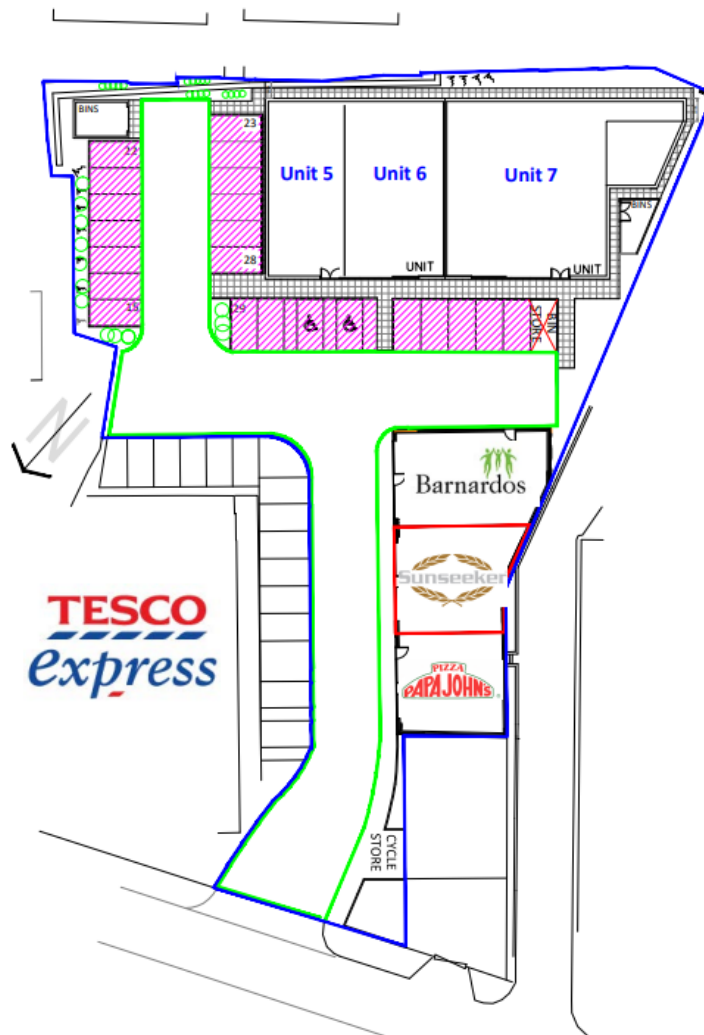
- Unit 5 - 1,250 SQ FT - TO LET - £30,000 per annum.
- Unit 6 - 2,000 SQ FT - TO LET - £40,000 per annum.
- Unit 7 - 3,250 SQ FT - TO LET - £50,000 per annum.

Please note that the unit sizes are flexible and can be altered to suit specific requirements.

The rents quoted are on the basis of new 10 year leases and are exclusive of VAT, business rates and service charge.



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GCI photograph below showing area to rear of site with PP for 6500ft2
Retail Unit:



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BUSINESS RATES

The units are yet to be assessed for Business Rates.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The units will be assessed for an EPC once completed.

LEGAL COSTS

The incoming tenant is responsible for their own legal costs in connection with the transaction.

ANTI-MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

FURTHER INFORMATION

Contact: Stephen Perrett
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**SUBJECT TO CONTRACT
OCTOBER 2022**



@MRRETAILEXPERT



WWW.CHEETHAM-MORTIMER.COM