

FOR SALE



Commercial / Residential Premises

625 Ashton Road Oldham OL8 2NF

- Good Main Road position
- Renovation opportunity
- Traditional brick built property
- Excellent transport links

Description:

The property comprises a mid-terraced former commercial unit. Situated in the New Deal for Communities Regeneration Area, the property would benefit from refurbishment.

The New Deal for Communities programme has actively sought to safeguard and upgrade the shopping areas in the vicinity of the premises. The vision for the area has resulted in the improvement of the structure, design and quality of the business premises in the retail clusters on Ashton Road.

The main target for the NDC is to resuscitate the commercial and retail economy of Ashton Road, and improve the structure and physical appearance of the properties in the retail clusters. As a result, existing businesses are being sustained, and new businesses are being attracted to the area, affording a wider choice and better quality services to the residents of Hathershaw, Fitton Hill and beyond.

Fronting on to the main road adjacent to a pedestrian crossing, the premises are suitable for a variety of uses, subject to any necessary consents being obtained.



Location:

The premises are located on the busy A627 Oldham to Ashton-Under-Lyne road and are set close to a popular and thriving retail cluster which features a variety of businesses.

Accommodation:

The accommodation comprises: Ground floor sales area c.39 m² NIA. Kitchen & WC

The Staircase has been removed in the past, and the first floor accommodation is believed to comprise four separate rooms.

Consideration:

Offers in the region of £50,000 are invited.

Tenure:

It is understood that the property is held on a Long Leasehold basis.

Offers:

If you wish to submit an offer for the purchase of this property, please forward an offer in writing, including the name and address of the applicant, and the proposed use to Service Director – Estates, Unity Partnership, Henshaw House, Oldham OL1 1NY

Although in the normal course of events, all offers submitted will automatically be considered, the Council does not undertake to consider them. The Council does not undertake to accept the highest, or any offer made in respect of the property.

VAT:

All quoted figures are exclusive of, but may be subject to VAT.

Legal Costs / Surveyors Fees:

The Purchaser will be liable for the Vendor's reasonable Surveyors and legal costs incurred

Services:

It is understood that mains water, electricity, gas and drainage services are connected or are available to be connected.

Planning:

Prospective purchasers should direct their own enquiries to the Local Planning Authority (Oldham MBC) on (0161) 7704105 to ensure that their proposed use is acceptable.

Rateable Value:

Interested parties are advised to contact Oldham MBC Non-Domestic Rates on (0161) 7703000 to confirm the current Rates payable.

Council Tax:

Interested parties are advised to contact Oldham MBC Council Tax on (0161) 7703000 to confirm the current Rates payable.

For more information, or to view the property, please contact:

Mrs Jen Rawsthorne
T: 0161 770 1131
E: jen.rawsthorne@unitypartnership.com

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