

# FOR SALE



## Commercial / Residential Premises

232 Ashton Road Oldham OL8 1QN

- Newly refurbished externally
- New Security Shutters
- Set within thriving retail cluster
- Traditional brick built property
- Excellent transport links

Fronting on to the main road, the premises are suitable for a variety of uses.

### Description:

The property comprises a single, ground floor commercial unit, and a first floor self-contained two bedroom flat. The property has been recently refurbished externally under the New Deal for Communities refurbishment programme and requires some works internally.

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.



### Location:

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

### 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.

**Accommodation:**

The accommodation comprises:

**Ground Floor Commercial Unit**

Main area, measuring 30 m<sup>2</sup> NIA.

WC

**First Floor Flat**

Lounge, kitchen area, two bedrooms and shower room, measuring 40m<sup>2</sup> GIA in total.

**Tenure:**

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

**Consideration:**

Offers in the region of £135,000 are invited.

**VAT:**

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

**Offers:**

Please complete the attached application form:

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.

**Services:**

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

**Rateable Value:**

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

**Legal Costs / Surveyors Fees:**

The Tenant will be liable for the landlord's surveyors and legal costs incurred.

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

Mrs Jen Rawsthorne

T: 0161 770 1131

E:

[jen.rawsthorne@unitypartnership.com](mailto:jen.rawsthorne@unitypartnership.com)

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