



**259**  
Stockport Road  
Ashton  
OL7 0NT

**1,913  
SQFT**



- Retail Showroom/Office Unit
- Extremely Prominent
- Direct Frontage onto Stockport Rd
- Recently Fully Refurbished
- Rates Exempt
- Also suitable for E Classes
- 0.7 miles from Junction 23 M60

## Location

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The property is directly fronting Stockport Road, Ashton with return frontage onto Kershaw Street. The property benefits from excellent transport links sitting within very close proximity to the train station and the main regional road networks

Junction 23 M60 - 0.7 miles

Train Station - 0.1 miles

Stockport - 6 miles

Manchester - 6 miles



## Description

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A 1,913 sq.ft. self contained two storey office showroom unit. The property can be summarised as follows

- Of traditional Construction with full height brick and rendered elevations and pitched roof
- Providing a mix of 571sqft of retail space, 667 sqft office space and 162sqft workshop/storage space
- Additional 513 sqft of very good quality full height basement office/storage
- Extremely prominently located with direct main road frontage onto Stockport Road
- Suitable for traditional retail/showroom/trade/office or other uses that fall within the "E" Classes
- Fully refurbished to provide external security roller shutters, LED Lighting, new floor coverings
- Rates exempt for qualifying occupiers

## Services

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All mains services available to the property. Electricity, Gas, water and drainage

## Rateable Value

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£8,000

## Rent

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£20,000 per annum exclusive



## EPC

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Available on request.

## VAT

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All figures are quoted exclusive of but maybe subject to VAT

## Terms

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On leasehold basis with terms to be agreed.

## Viewing

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Contact sole agents MBRE  
Michael Blackshaw [mb@mbre.space](mailto:mb@mbre.space) 07792201467

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