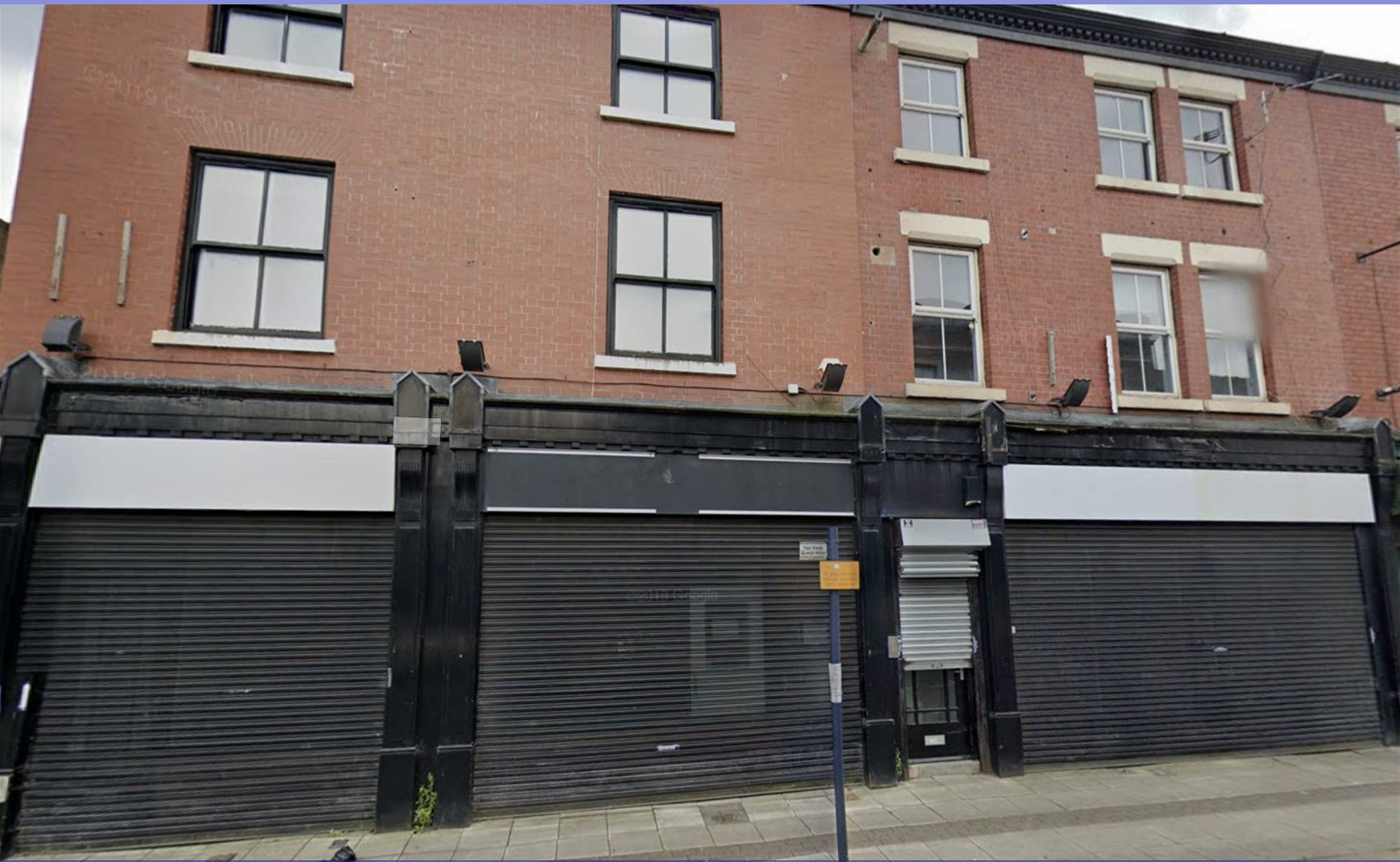




**Your
Property
Centre**

Your House Our World



129-133 Stamford Street Central

Tameside, Ashton-under-Lyne, OL6 6XJ

£600 Per month

YOUR PROPERTY CENTRE bring to market this PROMINENTLY positioned commercial premises.

The property occupies the ground floor and cellar in a three storey building of traditional construction. The retail accommodation provides three varied sizing of open plan accommodation with the benefit of additional storage areas both on the ground floor and in the cellar, private entrance and electric security roller shutters provided.

The property is suitable for a variety of retail uses and is available as a whole or currently sub-divided to provide smaller retail units with size and associated rental costs to be agreed.

The property is located fronting Stamford Street in the centre of Ashton-under-Lyne, is a short walk to the Ladysmith shopping centre and has ample parking options. Ashton Retail Park and the M60 Motorway are a short drive away.

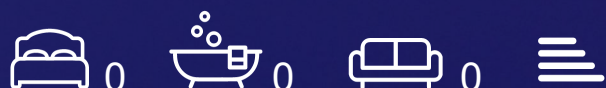
The property is available on a new effective full repairing & insuring Lease for a minimum 2 year term.

The premises are in need of a full refurb giving a blank canvass for any remodeling brand specific required with a rent relief option available to allow the perfect finish.

- Retail office/Showroom Unit
- Prominent Positioned
- Frontage onto Stamford Street Central
- Available as a whole or 1-3 smaller units
- Ample Storage
- External Electric Roller Shutters

Viewing

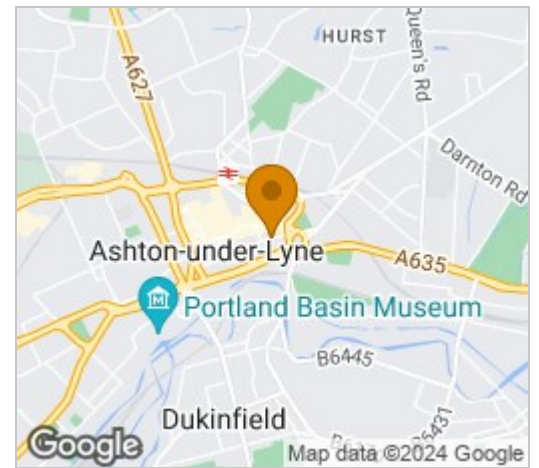
Please contact our Your Property Centre Office on 0161 343 2530 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Warrington Street, Ashton-under-Lyne, OL6 6AS

Tel: 0161 343 2530 Email: info@yourpropertycentre.co.uk <https://www.yourpropertycentre.co.uk>