



URBAN ESTATES
SALES - LETTINGS - MANAGEMENT



52 Oldham Rd
, Ashton Under Lyne, OL6 7AP

Asking price £110,000



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Mixed-Use Investment Property –
Ashton-under-Lyne

*(PLEASE NOTE THAT THIS
PROPERTY IS ONLY AVAILABLE TO
VIEW AT THE END OF OCTOBER)*

A fantastic investment property located on the busy Oldham Road in Ashton-under-Lyne town centre. This one-storey building features a ground-floor retail unit (currently trading) and a large additional room with potential to convert into a one-bedroom flat.

With newly installed pitched tiled roof, brick elevations, and prime high-street frontage, the property offers versatility for retail, office, or service use. Surrounded by other thriving businesses, it benefits from strong footfall and a vibrant commercial environment.

Eligible for small business rate relief, this is an excellent opportunity for investors.

Key Features

Mixed-use investment property in
Ashton-under-Lyne town centre

Ground-floor retail unit (currently
tenanted)

Large additional room with conversion
potential

Approx. 26ft x 13ft per floor (two floors)

Kitchen & WC facilities





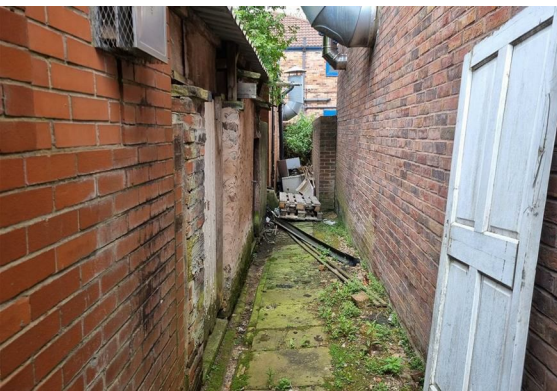
Newly installed pitched tiled roof

Busy retail location with strong footfall

Nearby amenities: Tesco, Aldi, IKEA

Walking distance to bus & train stations

Easy motorway access within 2 miles



Floor Plan



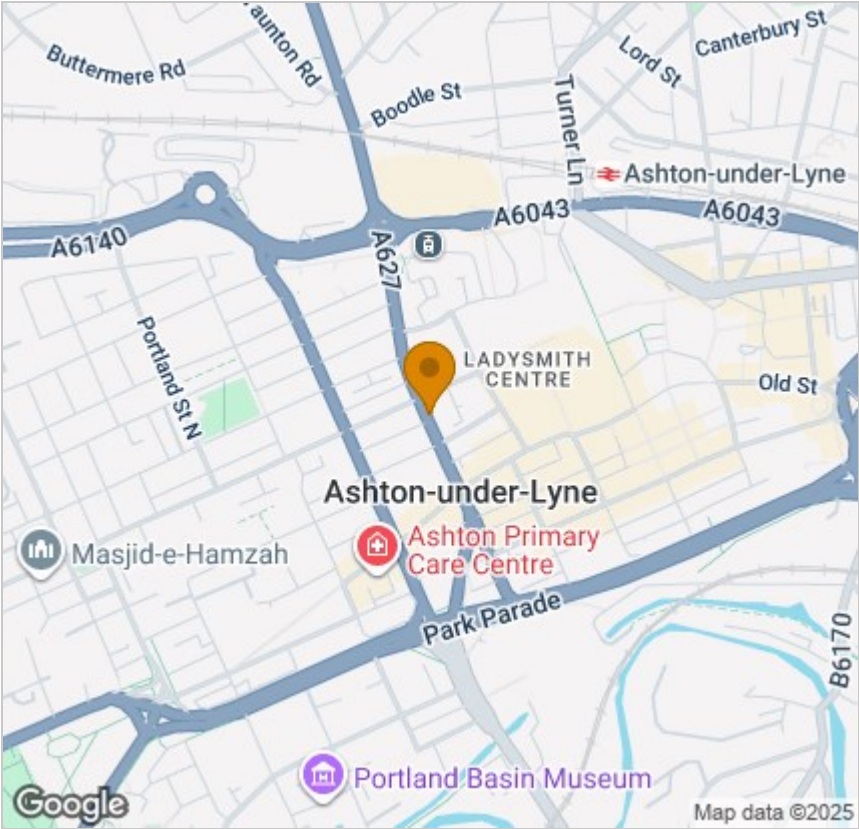
Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

125 Deansgate, Lancs, M3 2BY
Tel: 0333 433 0348 Email: talat.ali@urbanestatesuk.co.uk <https://www.urbanestatesuk.co.uk/>

Area Map



Energy Efficiency Graph

