



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT



52 Oldham Rd  
, Ashton Under Lyne, OL6 7AP  
**Asking price £110,000**



## 52 Oldham Rd

, Ashton Under Lyne, OL6 7AP

Mixed-Use Investment Property –  
Ashton-under-Lyne

\*(PLEASE NOTE THAT THIS  
PROPERTY IS ONLY AVAILABLE TO  
VIEW AT THE END OF NOVEMBER  
2025)\*

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

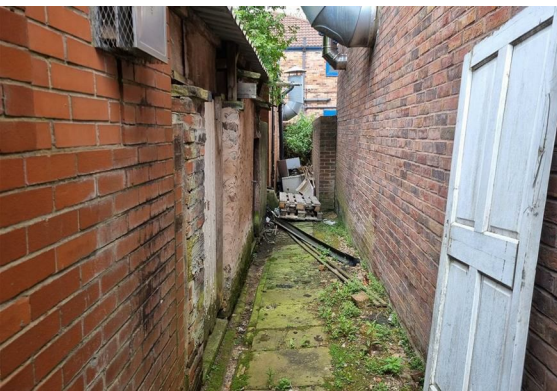
Newly installed pitched tiled roof

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



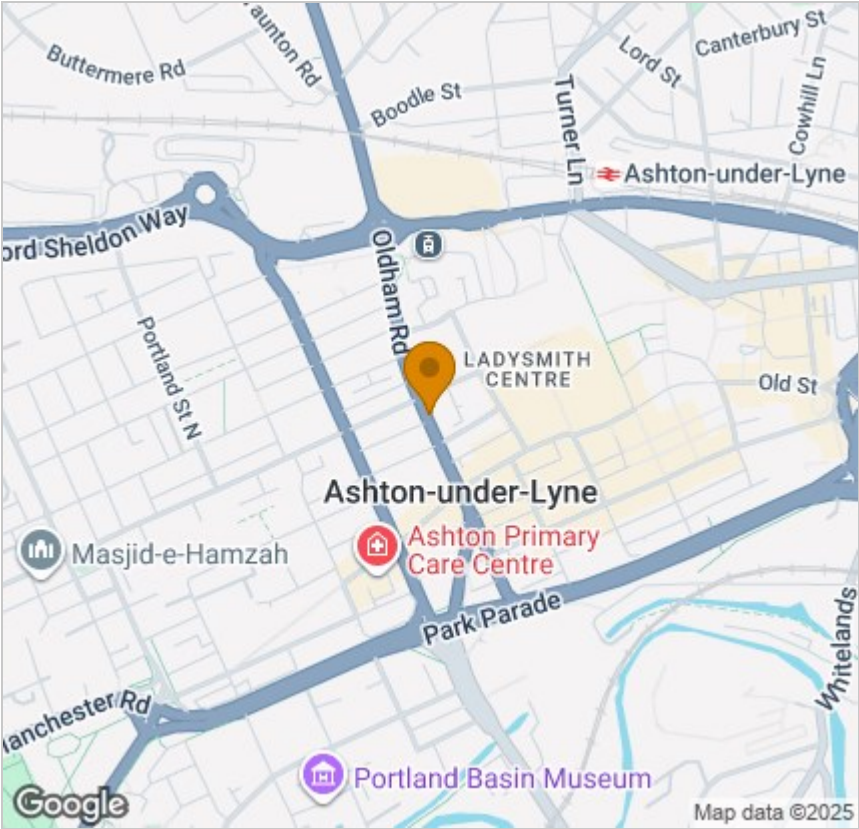
Viewing

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.

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Area Map



Energy Efficiency Graph

