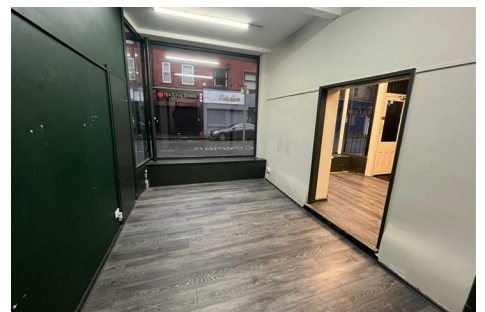
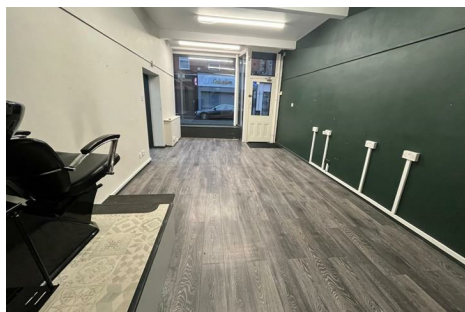


# DAWSONS

Property Professionals since 1925

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## Stamford Street Central, Ashton-Under-Lyne, OL6 6XW

Rent is £8,460 per annum including insurance.

This double-fronted ground floor shop/office premises is situated along one of Ashton's main vehicle thoroughfare in the popular Old Town section of the town centre.

Ready for immediate occupation, the property offers well-proportioned and well-planned accommodation and is ideally suited to a wide range of uses.

**£705 Per Calendar Month**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Stamford Street Central, Ashton-under-Lyne, OL6 6XW

- Well-Proportioned Retail/Office Premises
- Popular Old Town Location
- Main Local Thoroughfare
- Suits A Wide Range of Business
- Negotiable Lease
- Attractive Ground Floor Double-Fronted Premises
- Busy Locality
- Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Three main sales/office sections, rear store, kitchen, cloaks/WC, storage cellars.

The property is well located amongst a number of independent retail outlets and professional office users close to the town centre's bus, train and Metrolink stations.

## The Accommodation In Detail

### Comprises:

#### Secure Gated Open Entrance Vestibule

#### Sales/Office 1

23'1 x 11'10 (7.04m x 3.61m)

#### Sales/Office 2

12'10 x 9'3 (3.91m x 2.82m)

#### Rear Sales/Office

9'11 x 8'2 (3.02m x 2.49m)

Access to the cellar.

#### Rear Store

9'4 x 5'1 (2.84m x 1.55m)

#### Kitchen Area

9'4 x 5'2 (2.84m x 1.57m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine.

#### Cloaks/WC

Low-level WC with access to a small storage area beyond.

### RENT/COSTS

£705 pcm including insurance and negotiable lease.

Deposit and up front rent required.

Tenant Application Fee towards legal costs - £250

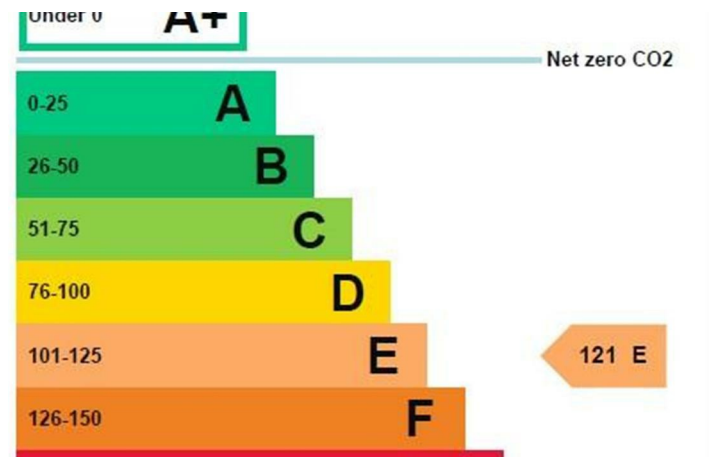
### VIEWINGS

Viewings Strictly by appointment with the Agents.



## Directions





Floor Plan

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.

