



# NPE

Estate Agents Lettings  
Valuers Mortgages  
Financial Services

## For Sale

102 Ashton Road East, Failsworth - EPC: D £130,000



61 Ashton Road East, Failsworth, Manchester, M35 9PW  
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## Energy performance certificate (EPC)

102 Ashton Road East FAILSWORTH M35 9PR	Energy rating	Valid until:	9 March 2034
	<b>D</b>	Certificate number:	7071-8311-6453-1196-5003

Property type	Retail/Financial and Professional Services
Total floor area	68 square metres

### Rules on letting this property

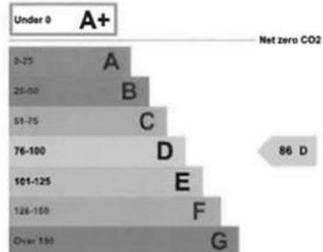
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

Properties similar to this one could have ratings:

If newly built	3 A
If typical of the existing stock	12 A

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or email you enquirers to [sales@npestates.co.uk](mailto:sales@npestates.co.uk)

\*\*\*\*GOOD INVESTMENT OPPORTUNITY\*\*\*\*POPULAR LOCATION\*\*\*\*LOCATED IN A BUSY PARADE OF SHOPS\*\*\*\* CURRENTLY USED AS A 2 STORY CLOTHES SHOP BUT WOULD SUIT VARIETY OF USES\*\*\*\* We offer for sale this commercial shop premises, situated in a very popular parade of shops, and providing an ideal investment opportunity. Currently used as a 2 Story clothes shop, this property would suit a variety of uses and briefly comprises: Main shop area, first floor open plan shop area, WC with wash basin, office and small storage area. Externally the property has a private yard to the rear.

### Main Shop Area

25'10 x 12'4 (7.87m x 3.76m)

### First Floor Open Plan Shop Area

11'6 x 14'2 (3.51m x 4.32m)

### WC

Wash basin.

### Office

13'3 x 7'11 (4.04m x 2.41m)

### Small Storage Room

7'11 x 5'11 (2.41m x 1.80m)

### External

Private yard area to the rear.

### Tenure

We have been advised that this property is Freehold.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.