

FOR SALE

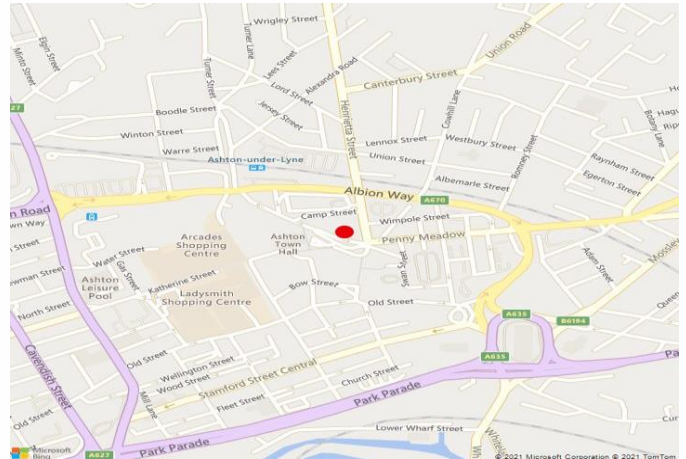


Wellington Road, Ashton-Under-Lyne, OL6 6DA

**PROMINENT TOWN CENTRE
ROADSIDE OPPORTUNITY**
5,995 Sq Ft (556.94 Sq M)

- Former Kwik Fit
- Located in Ashton Town Centre (Adjacent to JD Wetherspoon)
- Suitable for a Variety of Uses (STP)
- Rare Freehold Opportunity
- Ground Floor Accommodation





Location

The property occupies a highly prominent position fronting Wellington Road with a return frontage on to Henrietta Street and is just opposite Ashton Market. Ashton-under-Lyne train station is situated 300m from the premises and car parking located opposite. Ashton-under-Lyne is a key market town in Greater Manchester and access to the M60 Motorway is only 1 mile away (Junction 23.)

Description

The property comprises a single storey semi detached building which was a former Kwik-Fit facility. The premises benefit from 5 roller shutter loading doors to the front elevation and an additional roller shutter loading door is located at the rear providing access to the workshop element.

Internally, the property provides access to open plan accommodation on two ground floor levels with ancillary staff kitchen and WC facilities. The unit is lit throughout with fluorescent lighting. The eaves height ranges from 3.8m to 4.7m.

The facility could be refurbished/adapted for a variety of uses including Trade Counter, Retail or Food Outlet Subject to Planning.

Planning

The premises are suitable for a variety of alternative uses. All enquiries are to be made to Tameside Metropolitan Borough Council.

Accommodation (Gross Internal Area)	
Bay 1 - (Lower Ground Level)	2,625 sq ft (243.86 sq m)
Bay 2 - (Ground Level)	3,370 sq ft (313.08 sq m)
TOTAL	5,995 SQ FT (556.94 SQ M)

Business Rates

The current rateable value of the premises is £41,250 providing a rates liability of £21,120 pa for 2021/22.

Tenure

Freehold.

Purchase Price

£699,950 Exclusive.

EPC

The Rating is D-97.

VAT

VAT is applicable with the sale of this property.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Julien Kenny-Levick

M: 07712537590

E: jkl@roger-hannah.co.uk

Date of Preparation

18 May 2021.