



10 Old Street, Ashton-Under-Lyne, OL6 6LB

£160,000

A Wilson Estates are delighted to offer for sale this exciting and versatile development opportunity, occupying a prominent position in the heart of Ashton Town Centre.

Arranged over four floors, the property currently comprises a ground floor retail premises, which is presently trading as a hairdressers, with cellars below; together with a substantial first floor duplex flat. The flat is currently tenanted and provides an existing rental income of £675 per calendar month, making this an appealing proposition for an investor looking for an income producing asset with further potential.

The property offers a particularly interesting opportunity due to the combination of commercial and residential accommodation. For an investor, the existing retail premises could continue to be utilised alongside the residential element, providing two separate income streams. Alternatively, subject to the necessary planning consents, there may be scope to explore alternative uses or a more comprehensive redevelopment of the property.

Location is a key attraction, with the property situated within the centre of Ashton under Lyne and surrounded by the town's wide range of shops, cafés, restaurants, bars and everyday amenities. Excellent transport links are also close by, with Ashton bus and tram services providing convenient connections across the wider Greater Manchester

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GROUND FLOOR

Retail Premises with Kitchen to rear.

FIRST FLOOR

Bathroom and storage cupboards belonging to ground floor retail premises.

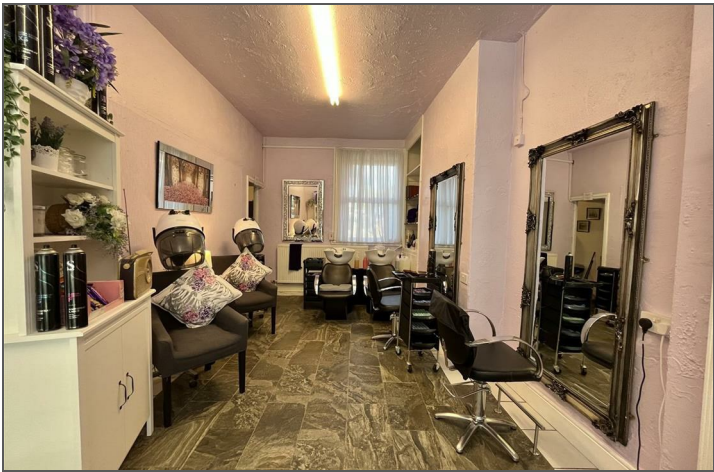
Door providing entrance to duplex apartment.

SECOND FLOOR

CELLARS

EXTERNALLY

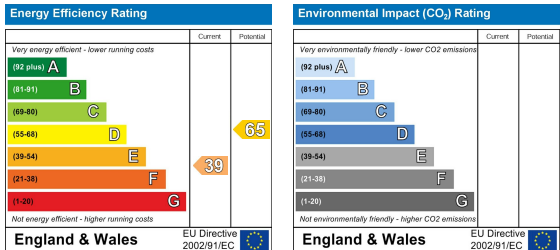
Parking available to rear of property.





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 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.