



12 Warrington Street, Ashton-Under-Lyne, OL6 6AS

£650

A Wilson Estates are delighted to offer To Let these ground floor commercial unit on Warrington Street in Ashton.

Comprising reception area, two treatment rooms, store room, WC, kitchenette, two cellar rooms.

Town Centre location

Variety of potential uses

Deposit : Two months rent

EPC : In progress

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Front Room

Aluminium single glazed door and window to front elevation. Lighting and tiled flooring.

Room One

Lighting and tiled flooring.

Room Two

Lighting and tiled flooring.

WC

Wooden glazed window to side elevation. Low-level WC and hand wash basin with mixer tap. Lighting and tiled flooring.

Kitchenette

Wooden glazed window to side elevation. Lighting, worktop and tiled flooring.

Store Room

Wooden glazed window to side elevation. Lighting, shelving, hand wash basin, and tiled flooring.

Stairs and Landing

Wooden handrail. Lighting, carpet, and built in storage cupboard.

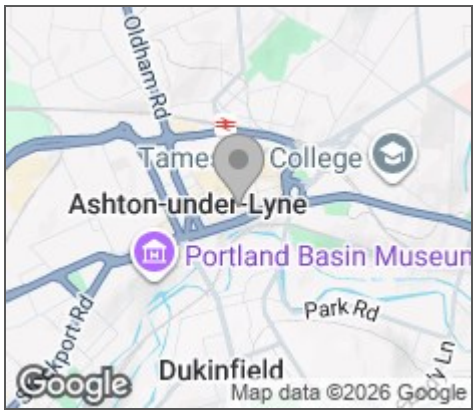
Cellar Room One

Lighting and vinyl flooring.

Cellar Room Two

Offering useful storage area.





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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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