



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

**£200,000**

Located on Stamford Street in the heart of Ashton-under-Lyne town centre, this substantial mixed-use property presents an exciting opportunity for investors, developers, or owner occupiers alike. The ground floor is currently arranged as a retail premises, offering versatile commercial space with excellent frontage and visibility, whilst the upper floors are presently utilised as storage accommodation.

Importantly, planning permission has been granted for the change of use of the first and second floors from offices to two self-contained apartments, creating fantastic scope for residential conversion and future income potential. The approved plans also include alterations to the shop frontage to provide a separate entrance to the retail unit, together with infill works to the rear elevation following the demolition of the existing rear staircase.

The property offers excellent flexibility, with the potential to lease out the ground floor independently as a standalone retail opportunity whilst benefiting from the proposed residential accommodation above, making it an attractive proposition for those seeking a mixed-income investment.

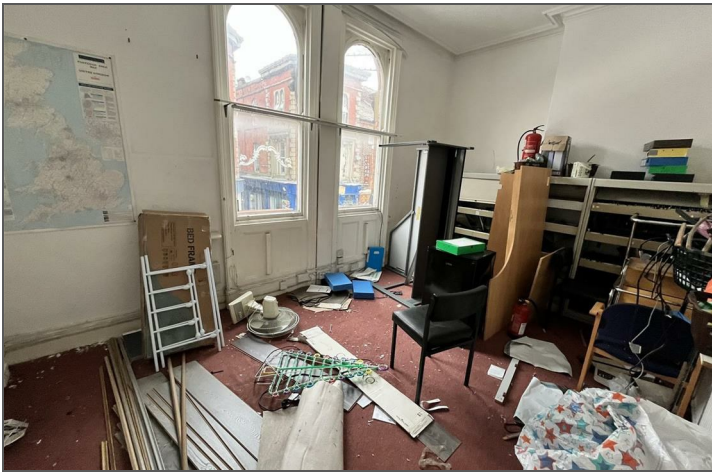
Occupying a prominent town centre position within easy reach of local amenities, transport links, and neighbouring businesses, this is a rare opportunity to acquire a property with both commercial presence and residential development prospects already in place.

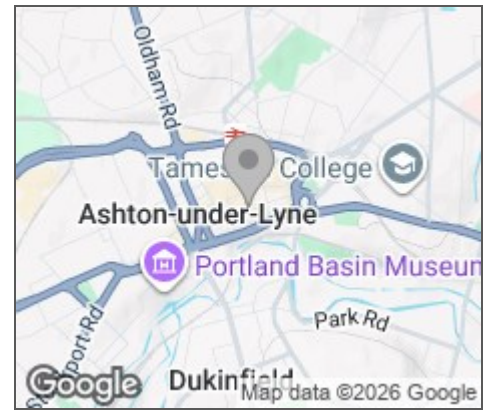
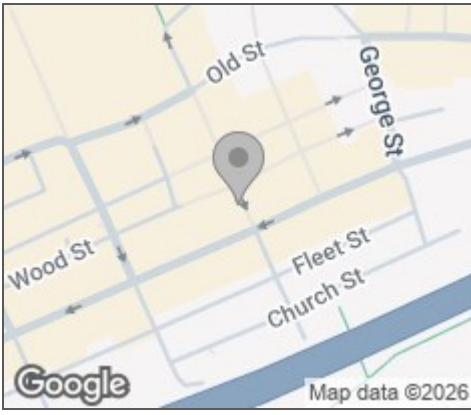
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Total area: approx. 191.7 sq. metres (2063.5 sq. feet)

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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