



markwarburton

CHARTERED SURVEYORS

ID 100-150

FOR SALE

**OFFICE, LIGHT INDUSTRIAL/
STORAGE BUILDING**

4,036 SQ. FT / 375 SQ. M



ASHTON HOUSE, 6 MARGARET STREET

ASHTON-UNDER-LYNE, GTR MANCHESTER, OL7 0SH

PROPERTY LOCATION

Within an established industrial and commercial area to the south side of Ashton town centre. Sitting at the bend of Margaret Street and Victoria Street East. The A635 Park Parade runs closely linking Manchester Road to Junction 23 of the M60 approx. 1 mile distance.



MARGARET STREET

ASHTON HOUSE
6 MARGARET STREET

VICTORIA STREET

STOCKPORT ROAD





- Good mix of open plan and cellular offices, workshop and storage space
- Private loading yard/car park to rear
- South of Ashton-under-Lyne town centre
- Adjacent to Manchester Road, approx. 1 mile Jnct 23 M60
- Alternative use potential, subject to appropriate consent

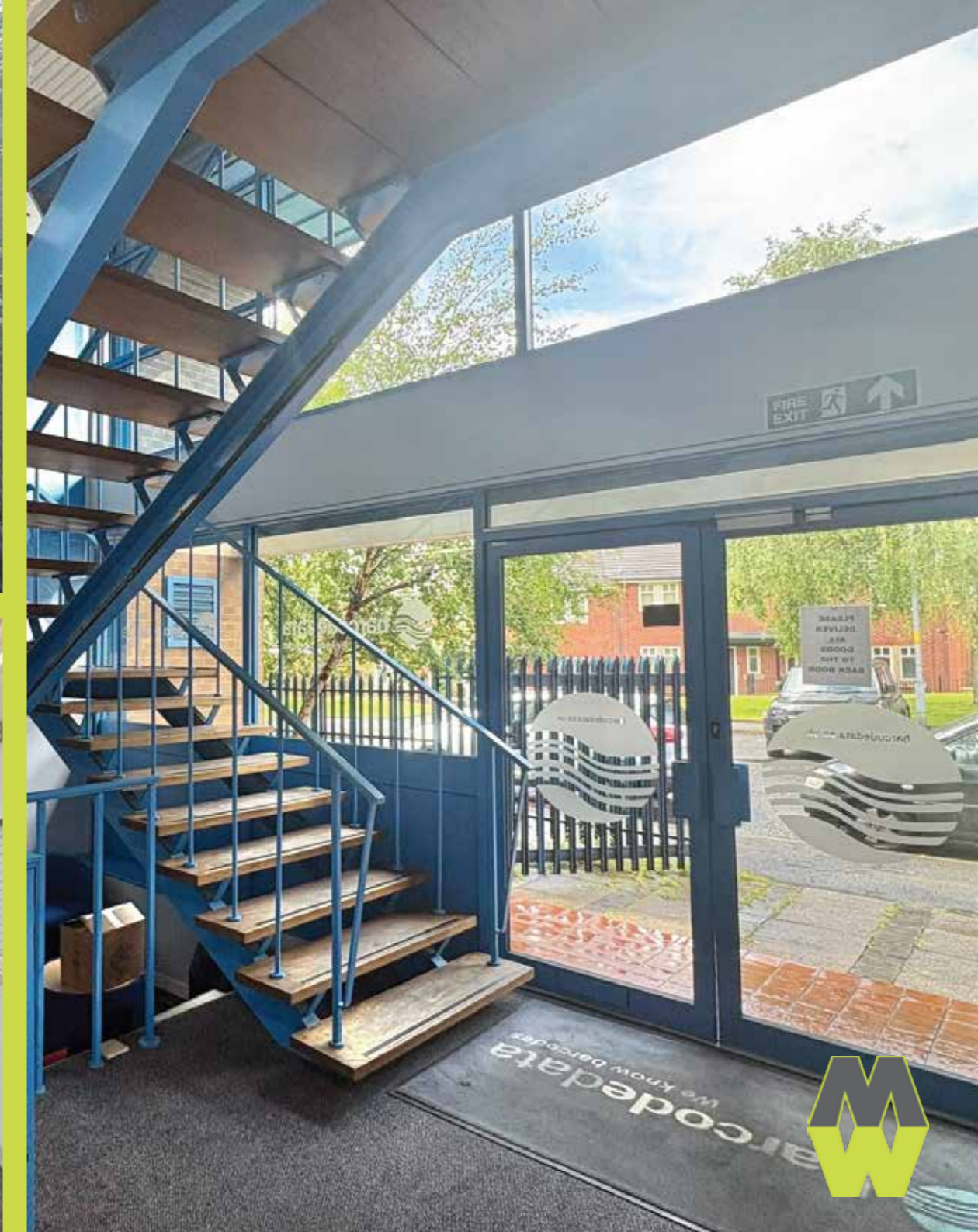


Prominent detached two storey office, light industrial/storage building with its own loading yard/car park.

Providing a range of rooms to ground floor given over to light industrial/storage and office uses and office uses to first floor the property is complimented with an attractive reception with open stairwell and staff welfare facilities on each level.

To the rear is a private loading/car parking area accessed off the adjacent Victoria Street East.







SERVICES

All mains service connections. Gas fired central heating system.

RATEABLE VALUE

£32,000

PRICE

£375,000

ENERGY PERFORMANCE

Certificate available on request.

TENURE AND LEASE

Held for a term of 120 years, effective 1968 at a ground rent of £225/annum without review.

Sub-let to Bar Code Data Limited for a term of 25 years effective July 2004 at a passing rent of £31,000/annum (effective July 2019) with the lease having rent reviews at 5 year intervals to Market Rent (upwards only) and drafted on full repairing and insuring terms.

Further lease details on application.

FLOOR AREA

The property extends to a gross internal floor area of 4,036 sq. ft made up as follows:

Ground floor		
Workshop/Storage	1,194 sq. ft	111 sq. m
Offices etc	655 sq. ft	61 sq. m
First floor		
Offices etc	2,187 sq. ft	203 sq. m
TOTAL	4,036 sq. ft	375 sq. m

ANTI MONEY LAUNDERING

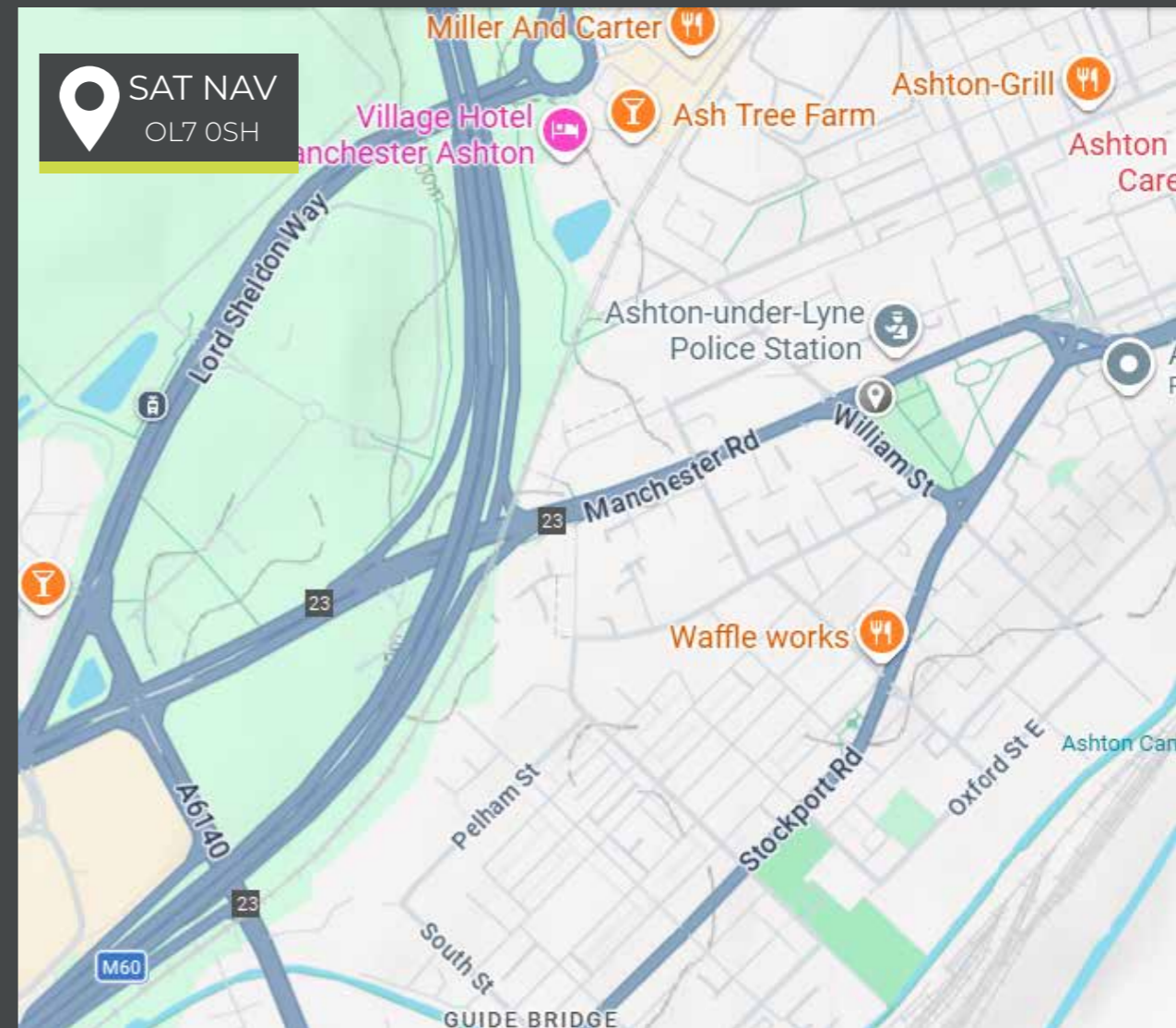
Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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