

**RYDER &  
DUTTON**

CHARTERED SURVEYORS  
VALUERS • ESTATE AGENTS

**125 Minto Street, Ashton-under-Lyne, Minto  
Street, Ashton-under-Lyne, OL7 9DA**



**FOR SALE**

**LARGE FEATURE COMMERCIAL  
PREMISES**

Prominent Corner Position in densely  
populated residential area.  
Suitable for a Variety of Uses (subject to  
planning)

**ASKING PRICE £170,000**



Ref: COM200081

For more information call: **0161 925 3232**

# 125 Minto Street, Ashton-under-Lyne, Minto Street, Ashton-under-Lyne, OL7 9DA

## Property Description

A large and distinctive feature premises. The property most recently being used as learning office and studio space with additional storage.

To the ground floor the property features two closed off offices, Kitchen and canteen area, IT Service Room and WC with disabled access.

The first-floor office space is in majority open plan and takes advantage of the distinctive character of the building.

We have been informed that VAT is not payable on this property and solicitors will confirm this.

Details of this property and others we are currently marketing can be viewed by visiting [www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk), On The Market.com, Realla.com and Rightmove.com

## Location

The property is situated on Minto Street and Cranbourne Road in a residential location on the outskirts of Ashton Town Centre, close to all amenities and within easy reach of transport and motorway links and access to the M60 which is within 2 miles of the unit which allows for links to Manchester City Centre and surrounding towns.

Ashton-Under-Lyne train station is based within half a mile of the unit allowing for further links across the North West. Surrounding occupiers include Ikea Ashton, a B&M Store, the large Ashton Market Area, various hot food take aways and a number of independent retailers.

## Accommodation

Ground Floor  
Entrance- 8.15sq.m  
Office 1- 33.7sq.m  
Office 2- 18.6sq.m  
IT Service Room- 5.32sqm  
Kitchen/Canteen- 23.04sq.m  
WC with disabled access.

## First Floor

Open Plan Office 1- 67sq.m  
Open Plan Office 2- 32.1sqm

Approximate Net Internal Area – 187.92sqm (2020sqft)

## Business Rates

For verification purposes, prospective purchasers are advised to make their own enquiries to Tameside MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

## Planning

Local Authority: Tameside Borough Council, Clarence Arcade, Stamford Street Central, Ashton-under-Lyne OL6 0GA.  
0161 342 8355

## Website

The property along with others we are currently marketing is available to view on [www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk), [www.egpropertylink.com](http://www.egpropertylink.com), [www.onthemarket.com](http://www.onthemarket.com) & [www.rightmove.com](http://www.rightmove.com)

## Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept.  
Tel No: 0161 925 3232.