

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## FOR SALE

### Prominent Roadside Property

Market Square,  
Ashton-under-Lyne OL6 6DA

CONTACT

**Thomas Ball**

07831 842859 | thomas.ball@rapleys.com

**Alfred Bartlett**

07738 090760 | alfred.bartlett@rapleys.com



Prominent roadside opportunity

Approximately 557 sq m  
(5,995 sq ft)

Adjoining **The Ash Tree** public house and opposite **Pizza Hut**

Surrounding areas predominantly high street retail, offices and leisure uses

Potential to refurbish as retail unit(s) to suit occupiers

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#### Location

The property is prominently located on the corner of Wellington Road (A6043) with return frontage to Henrietta Street and Camp Street, opposite Ashton Market and within close proximity to the recently completed Advanced Learning Centre and Advanced Engineering and Technology Centre. Ashton-under-Lyne train station is less than 300m away with Henrietta Street car park opposite.

The surrounding area is predominantly high street retail in character with Ladysmith Shopping Centre located within 5 minutes walk which includes **Topshop, Greggs, Timpsons, JD Sports, Home Bargains** and **Peacocks** amongst others.

#### Description

The subject property is a former **Kwik-Fit** premises and comprises a semi detached single storey building with five roller shutters to the front and a further roller shutter door to the rear, accessing the workshop.

Internally, the property comprises an open plan car workshop with MOT bays and ancillary staff facilities. The unit could be refurbished to suit a range of uses including retail, restaurant or trade, subject to planning.

#### Accommodation

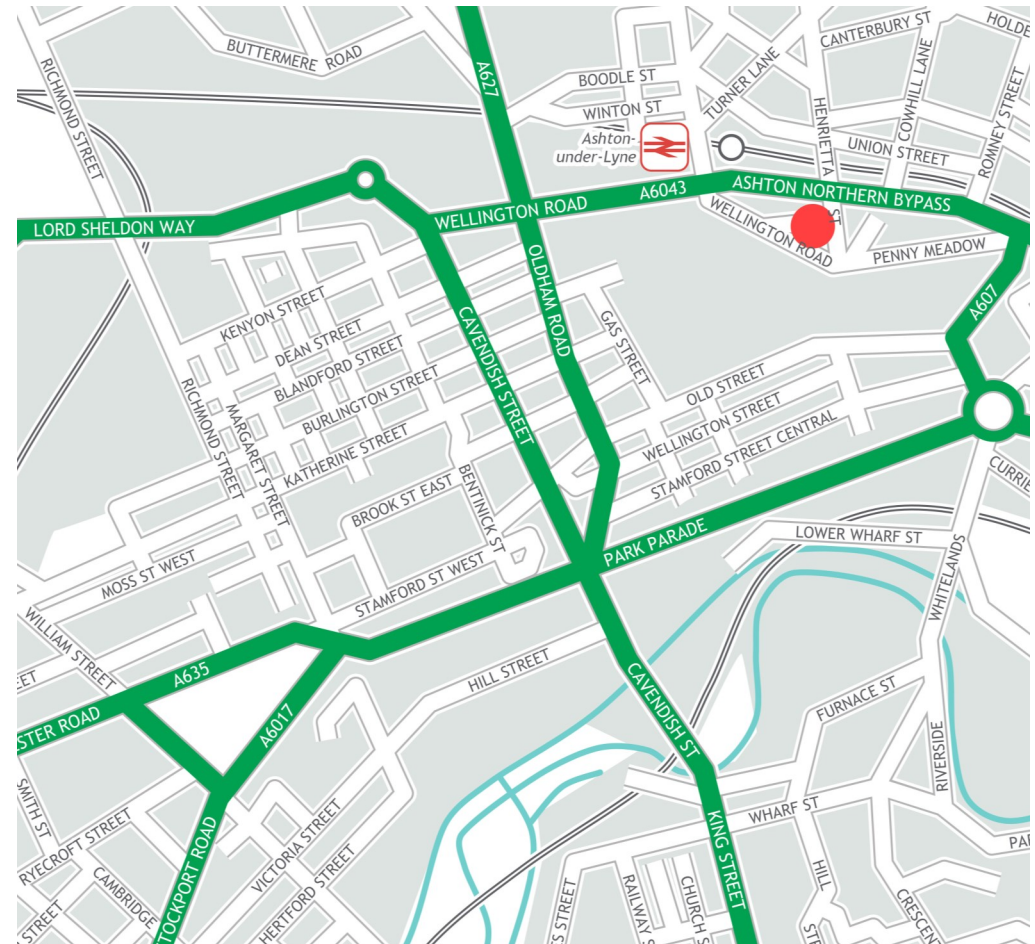
The property comprises the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
	557.0	5,995

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

#### Tenure

Freehold.



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### Terms

Offers are invited for the freehold interest.

### Planning

The property currently benefits from planning consent for B2 use (most recently having been used as a vehicle repair/MOT centre).

It is suitable for a variety of alternative uses, subject to obtaining planning consent. Interested parties should rely on their own enquiries with the planning department of Tameside Metropolitan Borough Council.

### Rating

We are advised that the Rateable Value for the property is £41,250 and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

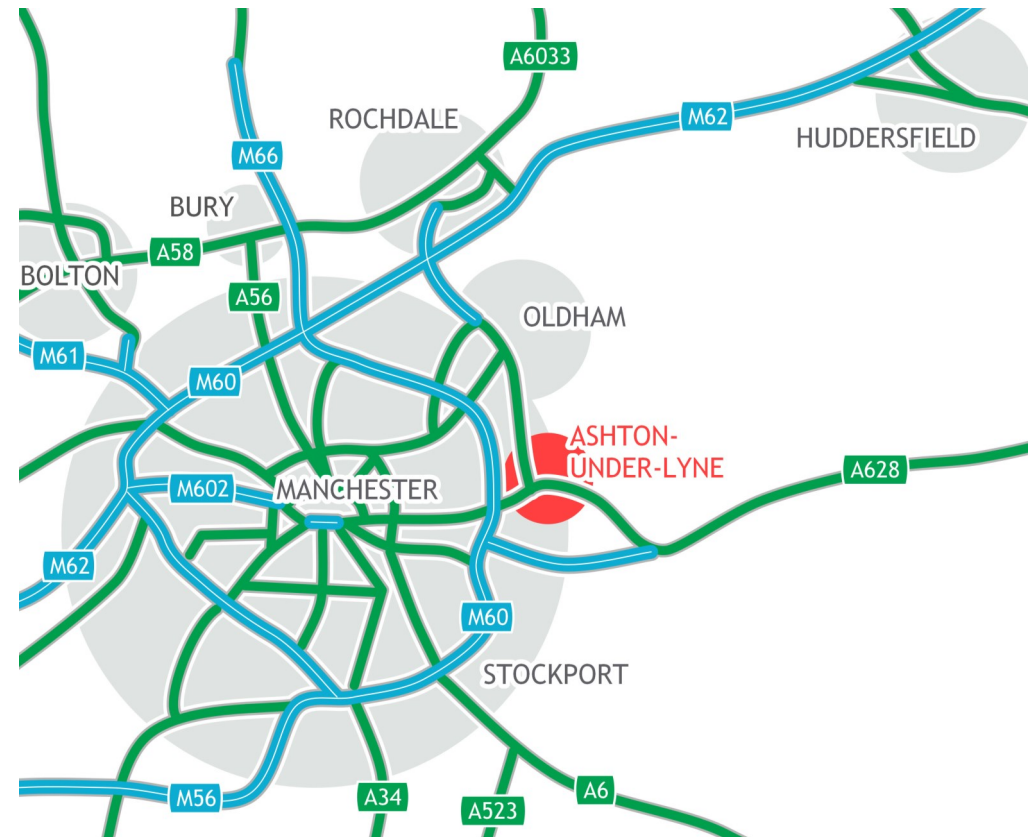
Energy Performance Asset Rating: D-97.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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