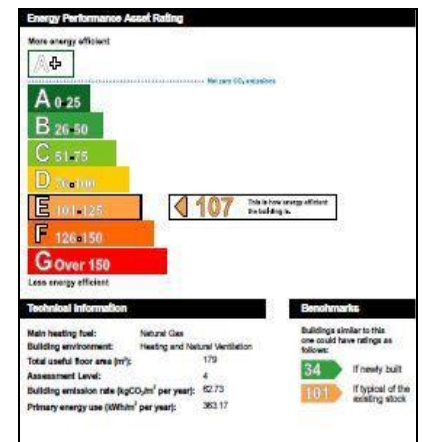


2 & 2a Henrietta Street and 1 Cowhill Lane, Ashton-under-Lyne, Greater Manchester, OL6 6EF



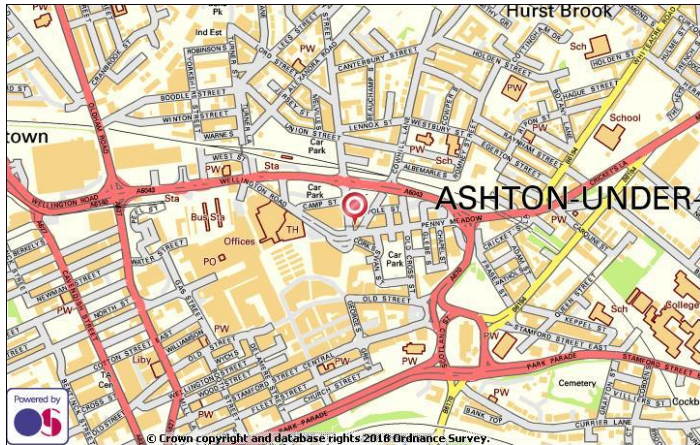
- Two Storey Part Let Investment
- 279.10 sq m (3,005 sq ft)
- Prominent Town Centre Location
- Frontage to Three Sides
- First Floor Let at £18,500 Per Annum, Exclusive
- Ground Floor Previously Let at £24,000 Per Annum, Exclusive
- Flexible Use for Ground Floor Available Under New 'E' Use Class; Retail, Leisure, Restaurant, Office



FOR SALE: Offers in the Region of £450,000

LOCATION

Located in a prominent position at the junction of Henrietta Street and Penny Meadow, the property faces Market Street, and the indoor market, in the centre of Ashton, just outside the main pedestrianised area. There are several pay and display car parks nearby, and Ashton town centre is well served by regional and national occupiers, excellent bus services, and the Metrolink system. Ashton is approximately 7 miles east of Manchester city centre, and 1.5 miles from junction 23 of M60.

**DESCRIPTION**

The ground floor premises, now vacant, and available to let, were most recently used by New Charter, who were in occupation for 18 years, paying £24,000 pa. It provides a large entrance reception/sales area, along with three interview rooms, associated staff facilities, two entrances and a large basement for additional storage. There is gas central heating, and an alarm system, as well as air conditioning, intruder, and fire alarm systems, including emergency lighting (not tested). The ground floor could suit a number of alternative business types, following the changes to the use classes order which came in to force in September 2020, possibly allowing for a flexible change of use, including café and restaurant (not takeaway) financial and professional services, nurseries and day centres, as well as gymnasiums.

The first floor comprises a self-contained suite of offices, let under the terms as detailed below under "Tenancy"

TENANCY

The ground floor is vacant.

The first floor is let to NSL Ltd who provide civil enforcement for the local authority. The current rent is £18,500 per annum, exclusive and we understand they have been in occupation for 9 years. The current passing rent does not include a large office used by the landlord.

TENURE

We have not had sight of the title deeds but are informed that the property is Freehold. This is subject to confirmation by solicitors.

FLOOR AREAS

The property has not been measured, and the net floor areas quoted below are taken from VOA business rates assessments.

Basement	49.7 sq m	(535 sq ft)
Ground Floor	104.40 sq m	(1,124 sq ft)
First Floor	125.06 sq m	(1,346 sq ft)

SERVICES

We understand that gas, electricity and water are available to the property, however, prospective purchasers should make their own enquiries to confirm current supplies meet any specific requirements.

PRICE

Offers in the Region of £450,000

BUSINESS RATES

Prospective purchasers should check and confirm rates payable with the Local Authority.

LOCAL AUTHORITY

Tameside MBC Council Offices, PO Box 317, Ashton-under-Lyne
(T) 0161 342 8355 (W) www.tameside.gov.uk

VAT

We are informed that VAT is not payable in addition to the rent quoted.

VIEWING

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

NOTE:

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are approximate, given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation.

We have not been provided with any of the following compliance records for the property: Asbestos Management Survey & Risk Register/Annual Gas Safety Certificate/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Viewing is at prospective purchasers own risk.

Prospective purchasers must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract VB/GDO/A651 February 21