



markwarburton


CHARTERED SURVEYORS

ID 100-104

## TO LET

ADJOINING RETAIL UNITS WITH BASEMENT STORAGE  
AVAILABLE AS A WHOLE TO PROVIDE 1,702 SQ. FT OR  
INDIVIDUALLY FROM 722 SQ. FT

**1,702 SQ. FT / 158 SQ. M**

 129 - 133 STAMFORD STREET CENTRAL,  
ASHTON-UNDER-LYNE, MANCHESTER, OL6 6XJ



## PROPERTY LOCATION

The property is located fronting Stamford Street Central in the heart of Ashton-Under-Lyne and is a short walk to Ashton Market and the Ladysmith shopping centre.

The property is a short drive to the M60 Motorway.



129-133 STAMFORD STREET CENTRAL

STAMFORD STREET CENTRAL

A635 PARK PARADE







- Adjoining Retail Units
- Available separately or combined
- Undergone Full Refurbishment
- Low Occupational Costs
- Suitable for Retail or any other class falling under "E"
- Located on the busy Stamford Street Central
- Close to Ashton Market/Ladysmith Centre
- M60 Motorway Links less than 2 miles away



The property is located fronting Stamford Street Central in the heart of Ashton-Under-Lyne and is a short walk to Ashton Market and the Ladysmith shopping centre..

Ground floor retail units with basement storage. The units are available to let separately or as one whole unit. The property has recently undergone renovations to bring the units to a good self contained condition.





SERVICES

Electricity, water and drainage.

RATES

Details on applicaton.

LEASE TERMS

Flexible terms available. Full details and rents on application.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

FLOOR AREAS

No 129 extends to a gross internal floor area of 722 sq. ft made up as follows:

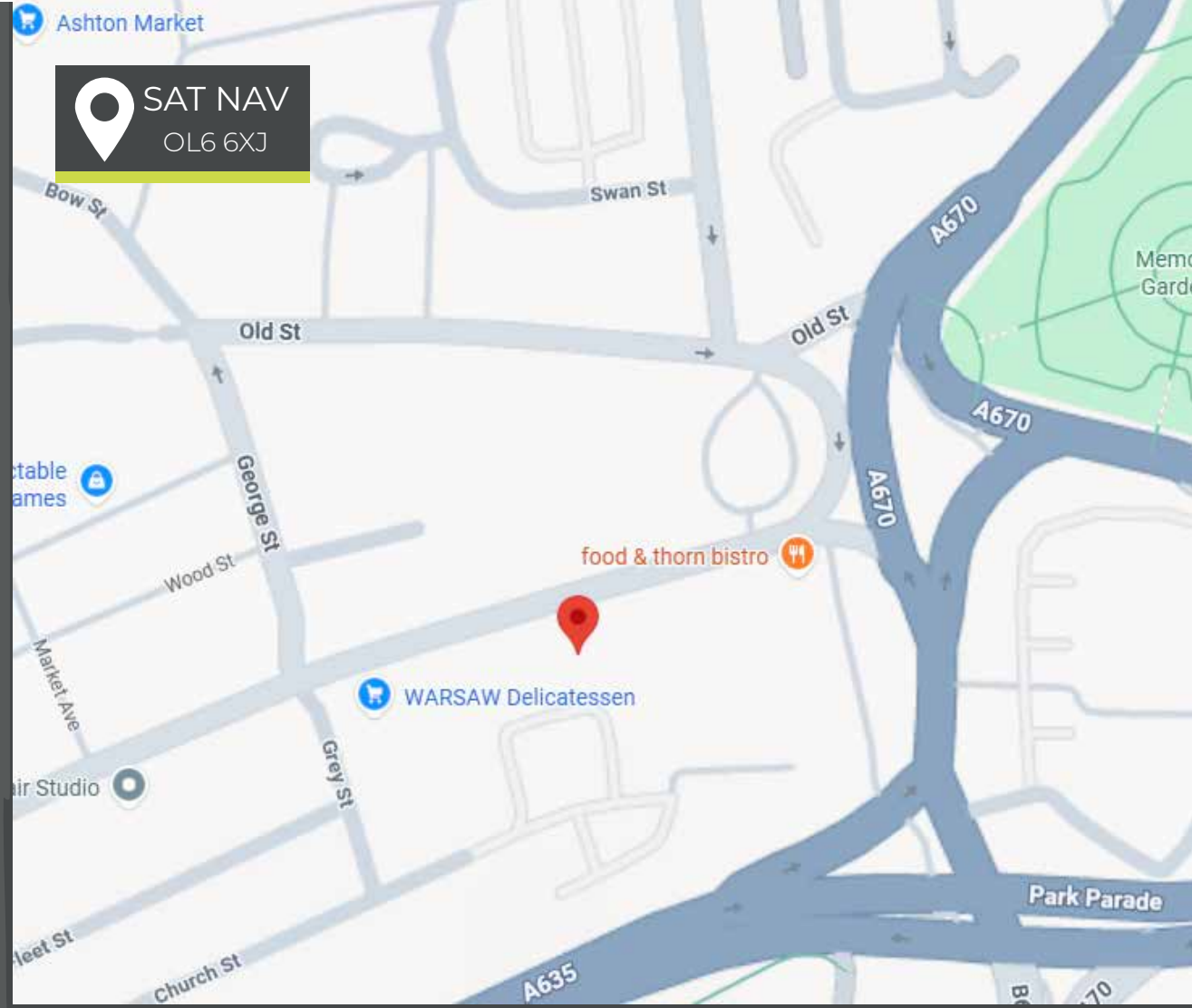
Ground Floor	321 sq. ft	29.8 sq. m
Basement	401 sq. ft	37.2 sq. m
TOTAL	722 sq. ft	67 sq. m

No 131 extends to a gross internal floor area of 980 sq. ft made up as follows:

Ground Floor	566 sq. ft	52.5 sq. m
Basement	414 sq. ft	38.4 sq. m
TOTAL	980 sq. ft	90.9 sq. m

VIEWING:  
By prior appointment with the Sole Agents  
Mark Warburton Chartered Surveyors

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07769 970 244



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