

FOR SALE

Office accommodation with public counter



35 – 37 BOOTH STREET

Ashton-under-Lyne

OL6 7LB

- Well located office accommodation
- Ideal for professional firms
- Sensibly priced

241.50 sq m (2,600 sq ft)



35 – 37 BOOTH STREET ASHTON-UNDER-LYNE, OL6 7LB

LOCATION

The subject property is located in the heart of Ashton-under-Lyne with easy access from Oldham Road (A627).

The premises are well located for all local amenities in addition to public transport links. Furthermore there is excellent accessibility to the local main road network and motorways with the M60 orbital motorway within a short distance.

DESCRIPTION

The premises comprise two interconnected mid terrace properties with pitched slate roofs and are of brick construction.

The property provides predominately office accommodation over ground, first and basement levels.

There is a small enclosed yard to the rear.

ACCOMMODATION

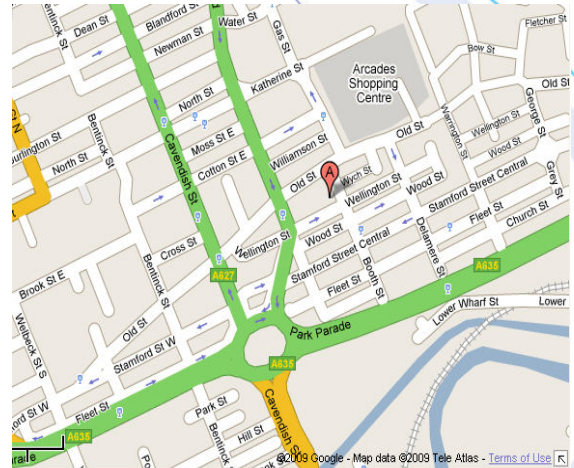
The accommodation has been measured on a net internal basis and has the following approximate floor areas:

Description	Sq M	Sq Ft
Ground floor	107.92	1,162
First floor	102.21	1,100
Basement	31.37	338
Total	241.50	2,600

BUSINESS RATES

We are reliably informed the premises are currently assessed as follows:

Offices and Premises: rateable value - £11,000



VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they may be liable.

TERMS

The accommodation is available on a freehold basis with vacant possession.

Offers are being sought in the region of £150,000 for our clients interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing please contact:

Rupert Lowe
Tel: 0151 255 0755
Fax: 0151 255 1181

Email: rupertlowe@keppiemassie.co.uk

SUBJECT TO CONTRACT



0151 255 0755 www.keppiemassie.com

Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY Email: liverpool@keppiemassie.co.uk

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