




markwarburton  
CHARTERED SURVEYORS

ID 100-121

**FOR SALE**

**RETAIL & RESIDENTIAL INVESTMENT**

**4,060 SQ. FT / 377 SQ. M**

 **210/210A, 212/212A & 214/214A ASHTON ROAD  
HATHERSHAW, OLDHAM, OL8 1QN**

## PROPERTY LOCATION

Fronting Ashton Road in the Hathershaw district of Oldham in a very well established densely populated residential and commercial area.

Nearby others include a Post Office, Cake Box and a number of traders including barbers, butchers and restaurants serving the local community.



**210-214 ASHTON ROAD**

**A627 ASHTON ROAD**



- Substantial fully let property recently refurbished
- Main road fronted
- Fully let generating £63,000/annum
- Gross initial yield circa 8.4%



A substantial three storey middle of terrace mixed retail and residential property of brick construction under a pitched slate roof.

Comprising three shops at ground floor level currently trading as a carpet and flooring suppliers which has a substantial display frontage to Ashton Road. The upper floors incorporate three well-appointed 2 bed flats arranged over first and second floor levels.

The ground floor and upper floors are separately occupied and accessed.



## SERVICES

We understand that mains electricity, gas, water, and drainage connections are available.

## LEASES & RENTS

The property is currently let.

Shop No 210 & Flat No 210A  
7 year lease effective 14 June 2022 with annual rent reviews and a current passing rent of £25,800/annum

Shops No 212 & 214  
7 year lease effective 22 February 2022 with 3 year rent reviews and a current passing rent of £20,400/annum

Flat No 212A  
6 month AST from 15 February 2024 with the tenant still in occupation at a passing rent of £8,400/annum

Flat No 214A  
6 month AST from 28 February 2024 with the tenant still in occupation at a passing rent of £8,400/annum

Further details on application.

## PRICE

£750,000  
reflecting a gross initial yield circa 8.4%

## FLOOR AREA

The property extends to a gross internal floor area of 4,060 sq. ft made up as follows:

### Ground Floor Shops:

No 210	807 sq. ft	75 sq. m
No 212-214	1,294 sq. ft	120 sq. m

### First and Second Floor Flats:

No 210A	549 sq. ft	51 sq. m
No 212A	721 sq. ft	67 sq. m
No 214A	689 sq. ft	64 sq. m
TOTAL	4,060 sq. ft	377 sq. m

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

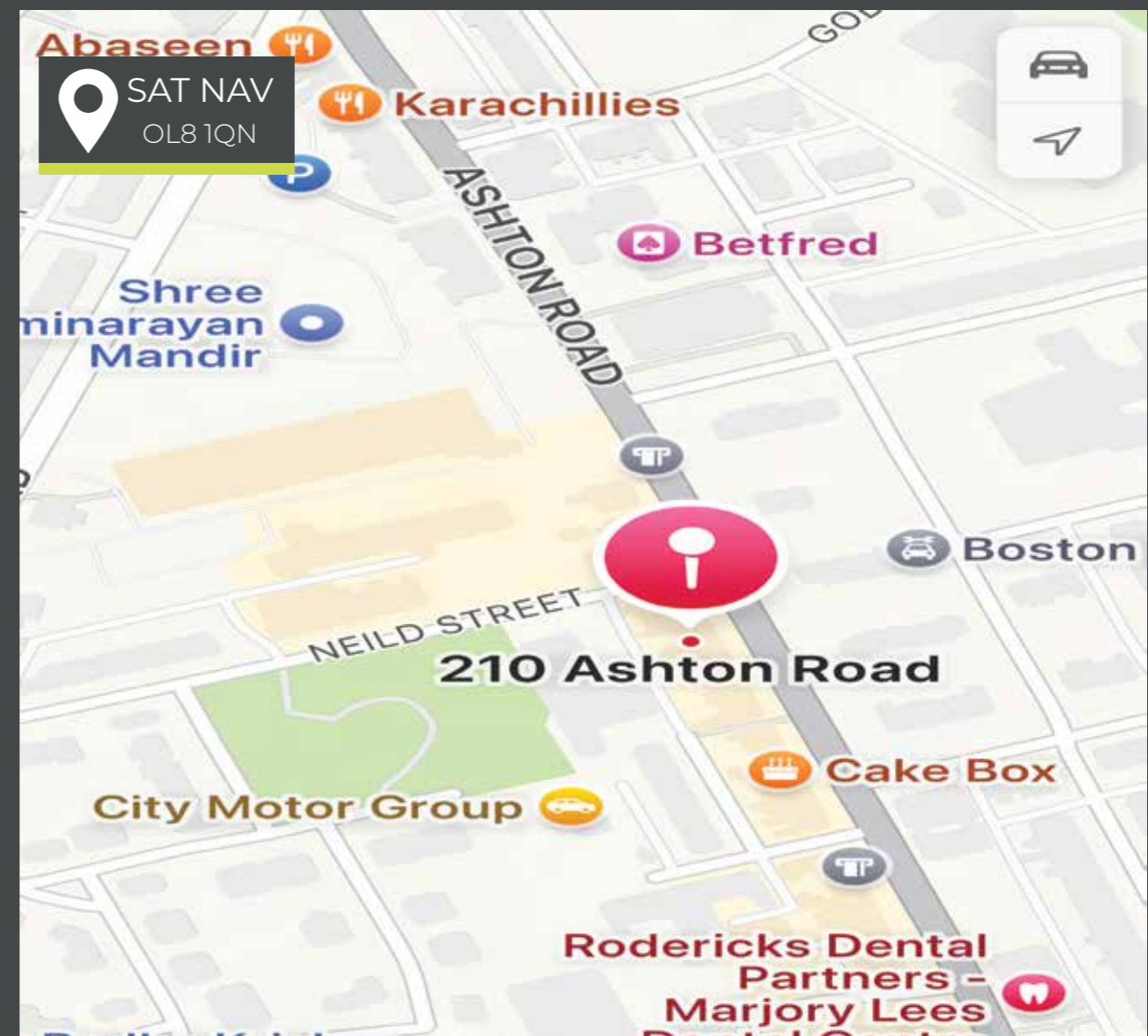
### VIEWING:

By prior appointment

Mark Warburton  
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