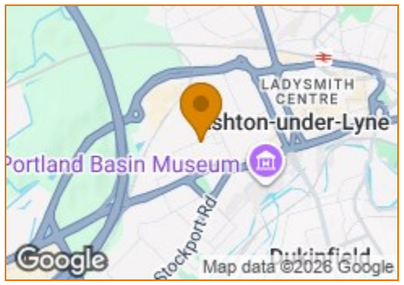
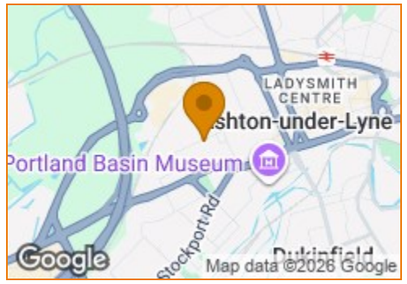
Terrain Map



Hybrid Map

Terrain Map



Floor Plan

BOULTONS

Katherine Street

, Ashton-Under-Lyne, OL7 0AL

Offers Around £599,950

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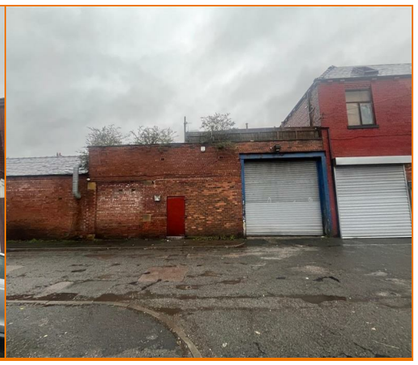
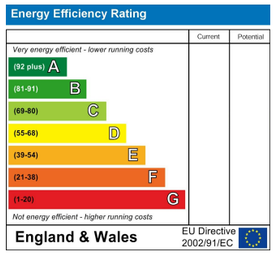


Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Katherine Street

, Ashton-Under-Lyne, OL7 0AL

Offers Around £599,950

This substantial commercial property presents a unique opportunity for those seeking a versatile space. Previously utilised as a wholesale butchers, the premises boasts a generous layout that can be adapted to various business needs subject to the appropriate consents.

The property is strategically located on the edge of the city, providing excellent access to the motorway, making it an ideal spot for businesses that require connectivity and visibility. Additionally, there is a car park area to the rear, offering convenience for both staff and customers alike.

While the property has seen some improvements, it does require further repairs and enhancements, allowing the new owner to tailor the space to their specific requirements. This is a fantastic chance to invest in a property with great potential in a thriving area. Whether you are looking to establish a new venture or expand an existing one, this property is worth considering.

GROUND FLOOR

RECEPTION HALL
7'2" x 5'2"
With doors leading through to two offices positioned to the left and right of the reception hall.

LEFT HAND OFFICE
13'9" x 11'3"
With internal glazed windows overlooking the main butchery room, timber framed single glazed to the front elevation looking onto the street.

RIGHT HAND OFFICE
8'4" x 7'3"
With a timber framed single glazed window positioned to the front elevation.

INNER LOBBY AND SANITISATION AREA
17'5" x 3'1"
With facilities for hand wash and foot trough. Staircase rising to the first floor, internal PVC door leading to the main butchery area.

MAIN BUTCHERY AREA
46'0" x 42'4"
Maximum measurements to include refrigeration areas, many of the walls with stainless steel panelling, an array of power points around the factory area, French/sluice drains.

REAR SECTION
28'5" max x 20'0" max
Signs on the wall - Metal Detection Holding Area, Goods in Product, Dispatch, Finished Diced Minced Products. Ventilation/air circulation systems and sliding door leading to rear loading and unloading area with slightly sloping concrete floor leading out to the rear roof area.
INTERNAL NOTE - Evidence of water ingress

REAR LOADING AREA
12'0" x 18'11"
With hand wash sink, roller shutter door. Control panels for the cooling systems, electricity supply, water meter.
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REFRIGERATION
9'3" x 6'10"

REAR AREA 2
22'1" x 7'7"
Accessed via vertical plastic guards, stainless steel panelling, water laid on, auto lighting, old boiler.
Evidence of serious water ingress

REAR STORE SECTION
5'1" x 18'9"
With a solid steel door leading out to the rear of the building.

CHEMICAL ROOM
16'11" x 5'6"

POULTRY ROOM
5'4" x 6'2"

FIRST FLOOR

STORE ROOM
8'11" x 6'0"
Providing access to the staff kitchen

STAFF KITCHEN
9'3" x 5'0"
With plumbing, cupboard storage, tiled floor.

FEMALE WC
8'8" x 2'10"

MALE WC
8'5" x 6'1"
Including two stalls, one of which could not be accessed at the time of the appraisal.
Fitted with low level flush wc, urinal and hand wash basin.

FLAT

GROUND FLOOR

ENTRANCE HALL
16'2" x 12'1"
With cupboard units concealing the fuse board and electricity meters (commercial grade). There is a staircase rising to the first floor and a further cupboard unit, not accessed at the time of the appraisal.

FIRST FLOOR

LOUNGE
20'6" x 9'10" min, extending to 14'2" max
With a media wall, two PVC double glazed windows with privacy glass inset to the front elevation.

BEDROOM, front
10'7" x 11'10"
Also with a uPVC double glazed window to the front elevation with privacy glass inset, cupboard storage space, not inspected at the time of the appraisal, internal door leading to a storage area (potential dressing room).

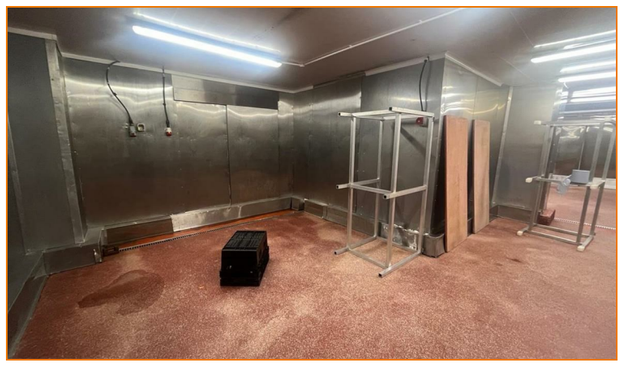
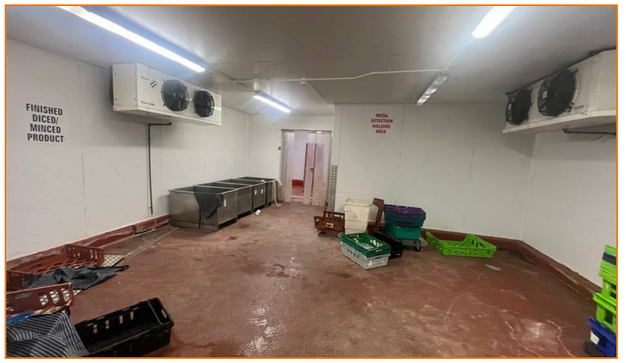
STORAGE AREA
8'9" x 6'11"
Could be used as a dressing room, with a uPVC double glazed window with privacy glass inset, door leading to a further store room.

STORE ROOM
18'4" max x 18'4" max
With three internal doors, one leading to the landing, one leading to store room and a third leading, we believe, to the factory.

BEDROOM
15'9" x 20'6"
Positioned at the rear of the property with two timber framed single glazed safety glass windows to the rear elevation.

KITCHEN
14'9" x 12'9"
Fitted with a range of wall and bae units, working surfaces, stainless steel inset sink, plumbing for a washing machine, provision for a gas cooker, combination boiler, uPVC window and door providing access to the exterior of the building.

BATHROOM
7'11" x 7'11", plus shower cubicle and wc
Fitted with a panel bath and pedestal hand wash basin.

OUTSIDE
The building is street lined to the front and to the rear is the flat roof above the commercial premises which has been used as a roof top garden and there is an additional shed/storage space for exterior keeping.
We understand that there is a car park amounting to circa 0.062 acres at the rear off Moss Street West. Title number: GM738424.

AGENTS NOTES
We cannot find any planning permission or building regulations approval for the apartment and there is therefore no council tax records either.