



Stamford Street
Mossley, OL5 0HR

Offers over £160,000

Selling a versatile and substantial commercial property situated in the heart of Mossley, offering generous accommodation arranged over three floors. The property benefits from a visible shop front, perfect for attracting passing trade, making it ideal for a range of business uses such as retail, office space, or service-based enterprises.

The ground floor comprises a welcoming shop front area, an office, a kitchen area and a WC, providing a practical layout for day-to-day operations. To the first floor are two well-proportioned office rooms and a bathroom. The second floor features two spacious loft rooms, ideal for storage.

Occupying a prime position within a bustling area of Mossley, the property is conveniently located close to a wide range of local amenities, shops, and eateries. Excellent transport links are nearby, including Mossley train station and local bus routes providing easy access to surrounding areas such as Ashton-under-Lyne, Oldham, and Manchester.

This property presents a superb opportunity and great potential for business owners seeking a prominent base, or for investors looking for flexible premises in a sought-after and thriving location.



GROUND FLOOR

Entrance Hall

Door to front, door leading to:

Shop 17'11" x 14'3" (5.46m x 4.35m)

Window to front, radiator, door to:

Office 13'9" x 14'9" (4.18m x 4.50m)

Window to rear, radiator, door to:

Kitchen Area 12'5" x 5'5" (3.78m x 1.64m)

Matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, radiator, door leading out to side.

WC

Two piece suite comprising wash hand basin and low-level wc, radiator.

FIRST FLOOR

Landing

Doors leading to:

Office 17'11" x 17'7" (5.46m x 5.36m)

Window to front.

Office 13'9" x 12'0" (4.18m x 3.66m)

Window to rear.

Bathroom 12'5" x 8'3" (3.78m x 2.51m)

SECOND FLOOR

Loft Room 12'2" x 17'7" (3.71m x 5.36m)

Loft Room 14'3" x 17'7" (4.35m x 5.36m)







Total area: approx. 167.7 sq. metres (1804.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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