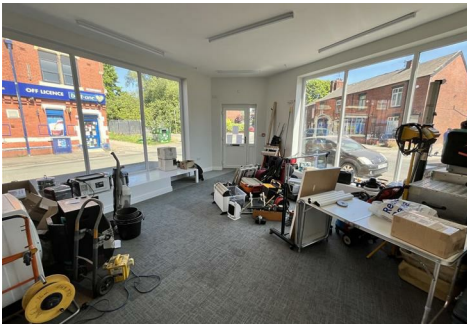




87 Cowhill Lane, Ashton-Under-Lyne, OL6 6HH

Offers Over £200,000

A rare opportunity has arisen to acquire a prominent and well established property in the heart of Ashton under Lyne. Known locally as the home of Alan Fish Ltd - an iconic business with almost 50 years of history; this substantial corner building is now ready to begin a new chapter under new ownership.

Offered for sale as one complete unit, 87 Cowhill Lane and 46 Canterbury Street represent a unique investment prospect comprising both commercial and residential elements, with a total internal footprint of over 2,200 sq ft (approx).

The ground floor features a retail showroom with large display windows, ideal for a range of uses (subject to necessary consents), along with a workshop area, office space, and steps leading down to cellars providing excellent storage or operational potential.

The two floors above have previously been rented out as three flats, with the two first floor flats and the shop currently sharing bathroom facilities. The second floor has served as a self contained flat with bedroom, kitchen/diner and bijou shower room.

87 Cowhill Lane
 , Ashton-Under-Lyne, OL6 6HH

Offers Over £200,000



Cellar

8'3" x 11'9" (2.51m x 3.57m)
Stairs.

Ground Floor

Workshop

16'6" x 10'11" (5.02m x 3.33m)
Door to:

Shop Floor

Stairs, door to:

Office

Office

10'8" x 10'11" (3.25m x 3.33m)
Door to:

Workshop

Open plan, door to:

First Floor

Landing

Shop Floor

Two windows to front, two windows to side,
two doors.

Flat One

Flat One

Window to side, door to:

Communal Shower Room

Shower Room

10'6" x 5'6" (3.19m x 1.68m)
Door to:

Flat Two

Landing

13'0" x 2'10" (3.97m x 0.86m)
Stairs, door to:

Second Floor

Living Area

Flat Two

Window to front, door.

Kitchen

Loft Kitchenette

7'5" x 11'1" (2.25m x 3.38m)
Window to side, door to:

Bathroom

Loft Area

14'11" x 6'7" (4.55m x 2.00m)

Bedroom

Open plan, door to:

Cellar

Loft Room

20'7" x 11'1" (6.28m x 3.39m)
Window to front, door to:

Externally

Bathroom

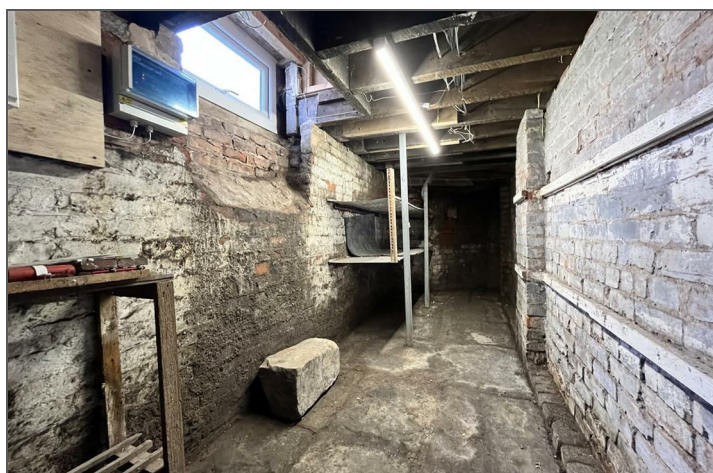
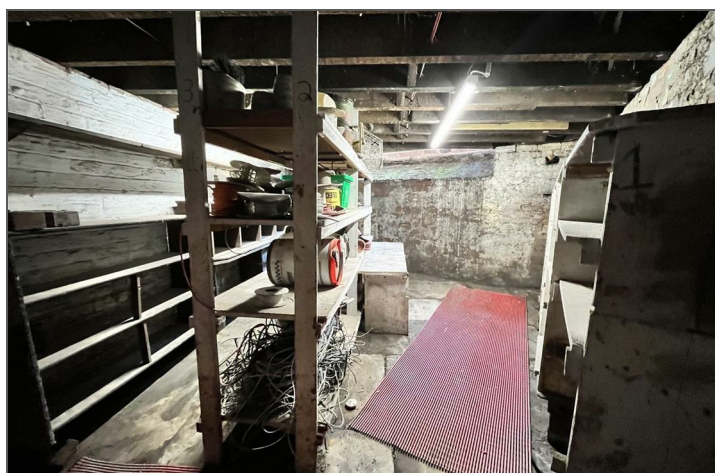
4'3" x 7'2" (1.30m x 2.18m)

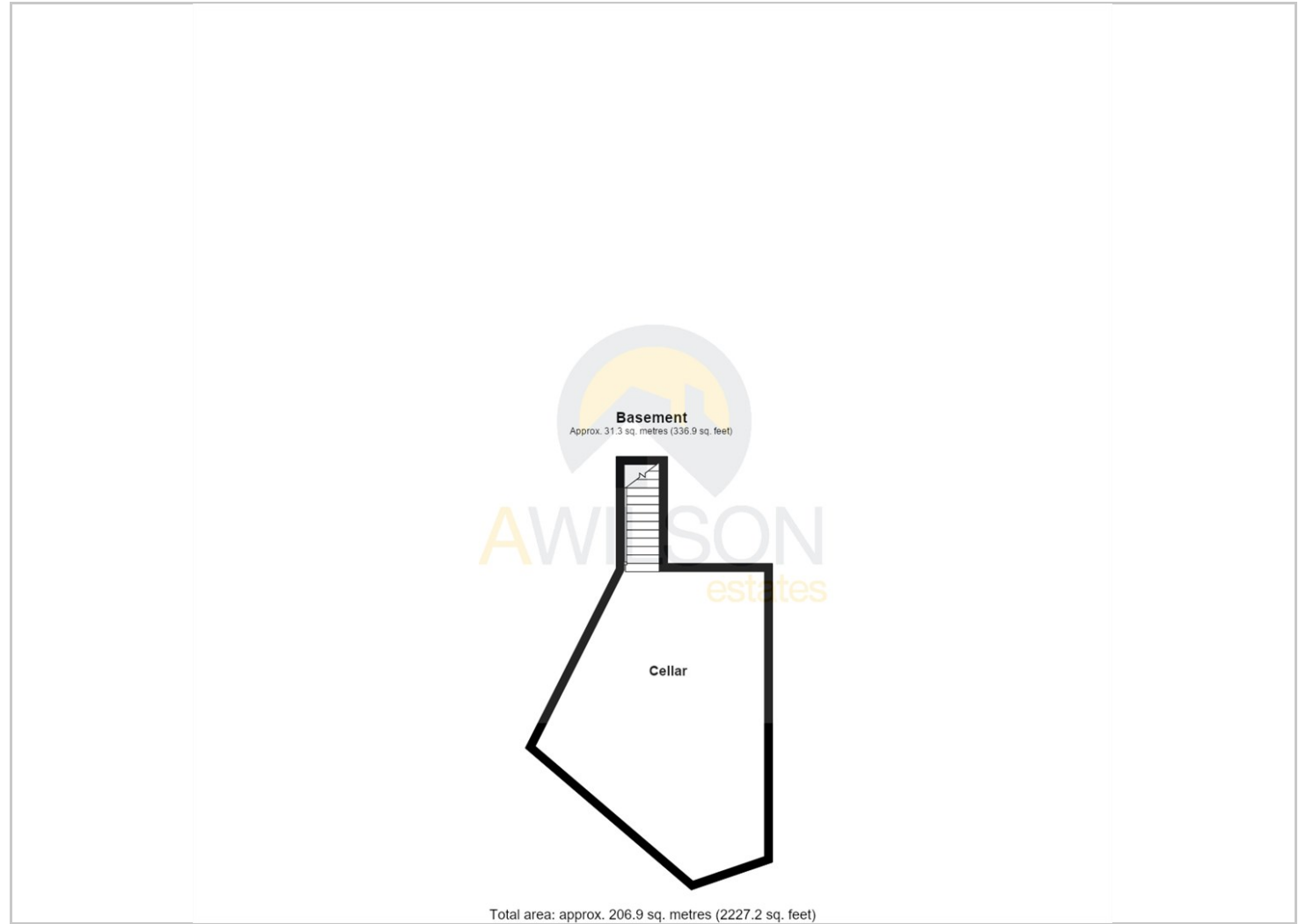
Additional Information

Tenure:

EPC Rating:

Council Tax Band:





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.