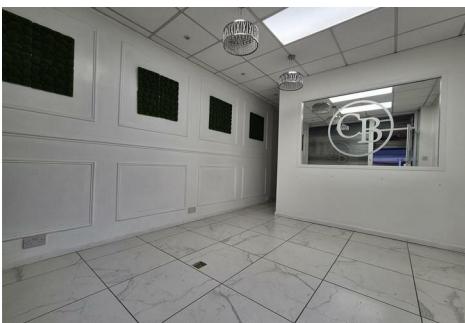


[www.awilsonestates.com](http://www.awilsonestates.com)



## 12 Warrington Street, Ashton-Under-Lyne, OL6 6AS

**£650**

A Wilson Estates are delighted to offer To Let these ground floor commercial unit on Warrington Street in Ashton.

Comprising reception area, two treatment rooms, store room, WC, kitchenette, two cellar rooms.

Town Centre location

Variety of potential uses

Deposit : Two months rent

EPC : In progress

# 12 Warrington Street

, Ashton-Under-Lyne, OL6 6AS

**£650**



## **Front Room**

Aluminium single glazed door and window to front elevation. Lighting and tiled flooring.

## **Room One**

Lighting and tiled flooring.

## **Room Two**

Lighting and tiled flooring.

## **WC**

Wooden glazed window to side elevation. Low-level WC and hand wash basin with mixer tap. Lighting and tiled flooring.

## **Kitchenette**

Wooden glazed window to side elevation. Lighting, worktop and tiled flooring.

## **Store Room**

Wooden glazed window to side elevation. Lighting, shelving, hand wash basin, and tiled flooring.

## **Stairs and Landing**

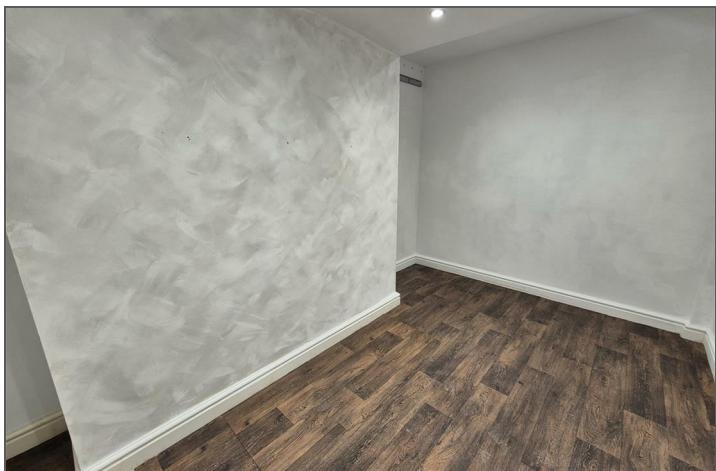
Wooden handrail. Lighting, carpet, and built in storage cupboard.

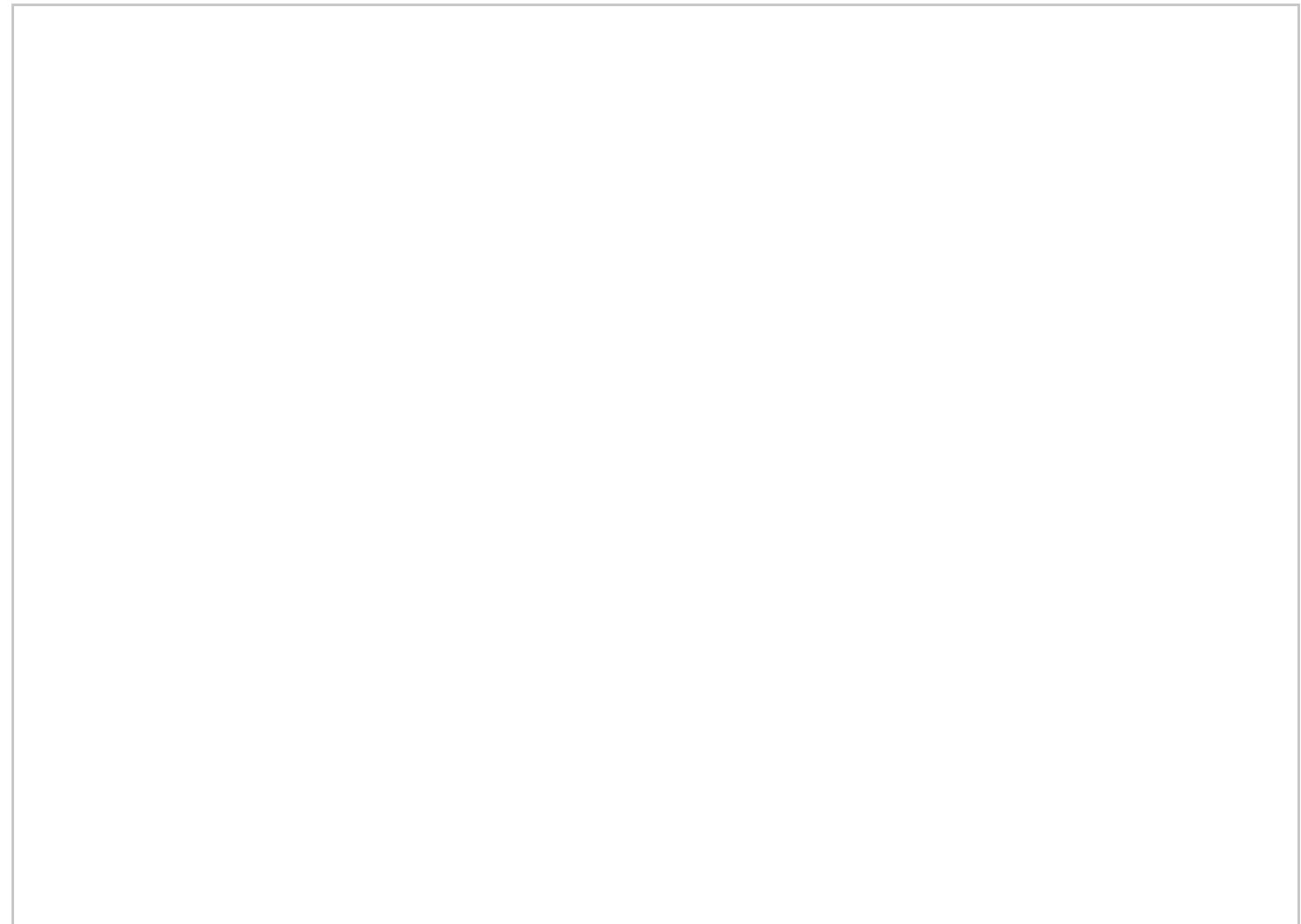
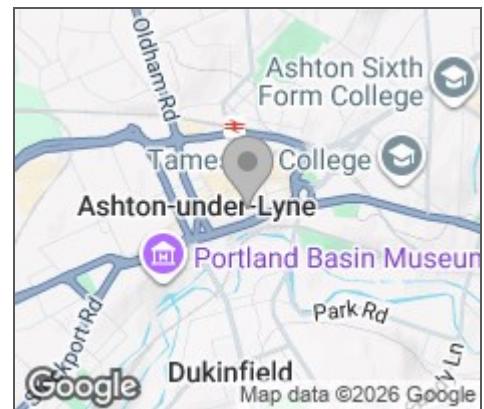
## **Cellar Room One**

Lighting and vinyl flooring.

## **Cellar Room Two**

Offering useful storage area.





## 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		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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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