



JAMES HOWE MILL | TURNER LANE | ASHTON-UNDER-LYNE | OL6 8LS



7,650 sq ft (711 sq m) (In 3 separately available sections)

FORMER GYM PREMISES
(TO BE FULLY REFURBISHED)

TO LET

DESCRIPTION

The accommodation is to be comprehensively refurbished with both interior and exterior improvements to be carried out.

The accommodation is situated mainly to the 1st floor of the building (with further accommodation available to the 2nd floor if required).

Access is from Lord St and there is private access leading to a wide single flight staircase where there is a landing that offers access to all 3 areas offered (all together or separate).

Internally the accommodation is well lit with plenty of windows and natural light giving a pleasant environment for a gym, or other use.

There is currently a reception/shop area and separate male and female WC/Changing Rooms.

There is "on street" parking in abundance in the immediate vicinity.



LOCATION

The property is situated at the junction of Lord St and Turner Lane around 1/3 mile to the east of the town centre of Ashton-Under-Lyne.

The property is very well placed and easily accessible to public transport and road links being only a short distance from Oldham Rd (A62).

In the immediate area there is a mix of dense residential accommodation interspersed with commercial uses.

FLOOR AREA

It is estimated that the unit extends to a gross internal area of some 1,004 sq ft made up as follows:

1st Floor

Interconnecting Rooms 1,004 sq ft

Total 1,004 sq ft

RATES

The premises will qualify for Small Business Rating Relief and this will have the effect of significantly reducing the actual rates payable and rates could possibly be reduced to zero payable. Please ask if you require any further advice.

SERVICES

We understand that all mains services are connected.

TERMS

The property is offered To Let by way of a new lease on terms and rental to be agreed. Please call us for further information.

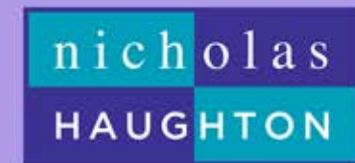
VIEWING

By prior appointment with the sole agent:
Nicholas Haughton Properties: 0161 839 0080.



Nicholas Haughton Properties Ltd, conditions under which particulars are issued:

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Details Prepared: May 2023

