

## Ashton-under-Lyne 'GoodHope House and Mill', Cross Street, Lancashire OL6 7SB

- A Freehold Building occupying a Site Area extending to Approximately 0.286 Hectares (0.707 Acres)
- Arranged to provide Thirty-Nine Self-Contained Flats, Four Commercial Units, Eight Office Units and a Telephone Mast
- Each Flat subject to an Assured Shorthold Tenancy
- Each Commercial Unit is Vacant
- Office Units subject to Leases
- Roof Space subject to a Lease in favour of Vodafone Ltd
- Planning approved under Permitted Development Rights for Seven Flats
- Total Current Rent Reserved

**£211,280**  
**per annum**  
**(with vacant**  
**possession of four**  
**commercial units)**

### To View

Please contact Allsop by sending an email to jimmy.bruce@allsop.co.uk with the subject heading 'Viewing – Lot 188'.

### Seller's Solicitor

Messrs Cripps LLP (Ref: Ian Hoare).  
Tel: 01892 506161.  
Email: ian.hoare@cripps.co.uk.



### INVESTMENT – Freehold Building



**Tenure**  
Freehold.

### Location

The property is located on the north side of Cross Street, between its junctions with Bentinck Street and Cavendish Street in the St Petersfield area of Ashton-under-Lyne. Local shops and amenities are available in Ashton-under-Lyne town centre just 5 minutes walk away. The M60 Motorway (Junction 23) is easily accessible to the west and Ashton-under-Lyne Rail Station, Ashton-under-Lyne Bus Station and Ashton-under-Lyne Metrolink Station are all a short walk to the north.

### Planning

Local Planning Authority: Tameside Metropolitan Borough Council.  
Tel: 0161 342 8355.  
Application number 16/00729/P3N. Planning permission has been approved for change of use from office to residential to provide 6 x one bedroom and 1 x two

bedroom apartments under Permitted Development.

### Description

The property comprises a building arranged over ground and three upper floors. The building is internally arranged to provide thirty-nine self-contained flats, four commercial units, and eight office units and a manager's office. In addition, there is a telephone mast.  
Car Parking – The car park at the front of The Mill, accessed via Cross Street, has 18 unsecured parking spaces. The car park at the rear of The Mill, accessed via Brook Street, has 15 secured parking spaces. In addition, there is further parking for residents and visitors on Brook Street.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

## Commercial – Good Hope House, Bentinck Street, Ashton-under-Lyne, OL6 7SS

Unit	Address	Type	Floor	Square Footage	Rental Income (Per Month)	Rental Income (Per Year)	Let Type
Offices 1-8	Goodhope House, Cross Street, Ashton-under-Lyne OL6 7SN	Commercial	Part Ground and Part First	208.28 sq m (2,242 sq ft)	£650	£7,800	3 year fixed lease from 1st September 2015
Stamford Cars	Bentinck Street, Ashton-under-Lyne OL6 7SS	Commercial	Ground Floor	93.46 sq m (1,006 sq ft)	£0	£0	Vacant. Planning permission approved under permitted development
Units 9, 12, 13	Bentinck Street, Ashton-under-Lyne OL6 7SS	Commercial	Part First and Part Second	275.82 sq m (2,969 sq ft)	£0	£0	Vacant. Planning permission approved under permitted development
Unit 2	Goodhope House, Bentinck Street, Ashton-under-Lyne OL6 7SS	Commercial	Ground Floor	27.50 sq m (296 sq ft)	£0	£0	Management office provided to property manager
Vodafone	Telecommunications Mast on Chimney	Commercial	Chimney	–	£416.67	£5,000	Vodafone Lease for 15 years from 28th March 2008
Total £1,066.67 Per Month					Total £12,800.00 Per Year		

## Residential – Flats 1-39 Good Hope Mill, Cross Street, Ashton-under-Lyne, OL6 7SB

No.	Floor	1 or 2 Bedroom	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.
Block 1						
1	First	1	Hallway, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 26th February 2016	£375	£4,500
2	First	2	Hallway, Master Bedroom and en-suite shower room, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 1st December 2015	£495	£5,940
3	Second	1	Hallway, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 1st May 2016	£375	£4,500
4	Second	2	Hallway, Master Bedroom and en-suite shower room, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 23rd July 2016	£500	£6,000
5	Third	1	Hallway, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 3rd July 2016	£375	£4,500
6	Third	2	Hallway, Master Bedroom and en-suite shower room, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 1st August 2016	£500	£6,000
7	Ground	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Assured Shorthold Tenancy from 1st July 2016	£375	£4,500
8	Ground	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Assured Shorthold Tenancy from 20th June 2016	£390	£4,680
9	First	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Periodic Assured Shorthold Tenancy from 1st October 2015 (holding over)	£375	£4,500
10	First	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Assured Shorthold Tenancy from 5th August 2016	£390	£4,680
11	Second	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Assured Shorthold Tenancy from 29th September 2016	£375	£4,500
12	Second	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Assured Shorthold Tenancy from 1st May 2016	£390	£4,680
13	Third	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Assured Shorthold Tenancy from 12th September 2016	£375	£4,500
14	Third	1	Hallway, Bedroom, Bathroom, Lounge and Dining Area and Separate Kitchen	6 month Assured Shorthold Tenancy from 10th September 2016	£390	£4,680
39	Ground	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 1st May 2016	£525	£6,300
Block 2						
15	Ground	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Assured Shorthold Tenancy from 17th May 2016	£450	£5,400
16	Ground	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Assured Shorthold Tenancy from 18th July 2016	£450	£5,400
17	Ground	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Assured Shorthold Tenancy from 1st June 2016	£450	£5,400
18	First	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Periodic Assured Shorthold Tenancy from 1st April 2016 (holding over)	£450	£5,400
19	First	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Assured Shorthold Tenancy from 15th July 2016	£450	£5,400
20	First	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Assured Shorthold Tenancy from 26th May 2016	£450	£5,400
21	Second	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 18th July 2016	£450	£5,400
22	Second	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	1 year Assured Shorthold Tenancy from 20th February 2016	£450	£5,400
23	Second	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Assured Shorthold Tenancy from 1st August 2016	£450	£5,400
24	Third	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 21st April 2016 (holding over)	£450	£5,400
25	Third	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Periodic Assured Shorthold Tenancy from 1st March 2016 (holding over)	£450	£5,400
26	Third	2	Hallway, Two Bedrooms, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Assured Shorthold Tenancy from 1st May 2016	£450	£5,400
Block 3						
27	Ground	1	Hallway, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 1st September 2016	£375	£4,500
28	Ground	1	Hallway, Bedroom, Bathroom, Lounge/Dining Reception Room and Separate Kitchen	6 month Periodic Assured Shorthold Tenancy from 1st December 2013 (holding over)	£390	£4,680
29	Ground	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 21st March 2016	£435	£5,220
30	First	1	Hallway, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Assured Shorthold Tenancy from 1st May 2016	£375	£4,500
31	First	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 5th December 2015	£435	£5,220
32	First	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 26th February 2016	£435	£5,220
33	Second	1	Hallway, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Periodic Assured Shorthold Tenancy from 16th May 2016	£375	£4,500
34	Second	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 16th April 2016	£435	£5,220
35	Second	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Periodic Assured Shorthold Tenancy from 16th April 2014 (holding over)	£435	£5,220
36	Third	1	Hallway, Bedroom, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 3rd June 2016	£375	£4,500
37	Third	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	1 year Assured Shorthold Tenancy from 14th December 2015	£435	£5,220
38	Third	2	Hallway, Two Bedrooms, Bathroom, Open Plan Lounge, Dining and Integral Kitchen	6 month Periodic Assured Shorthold Tenancy from 1st December 2015	£435	£5,220

Totals £16,540 p.c.m. £198,480 p.a.