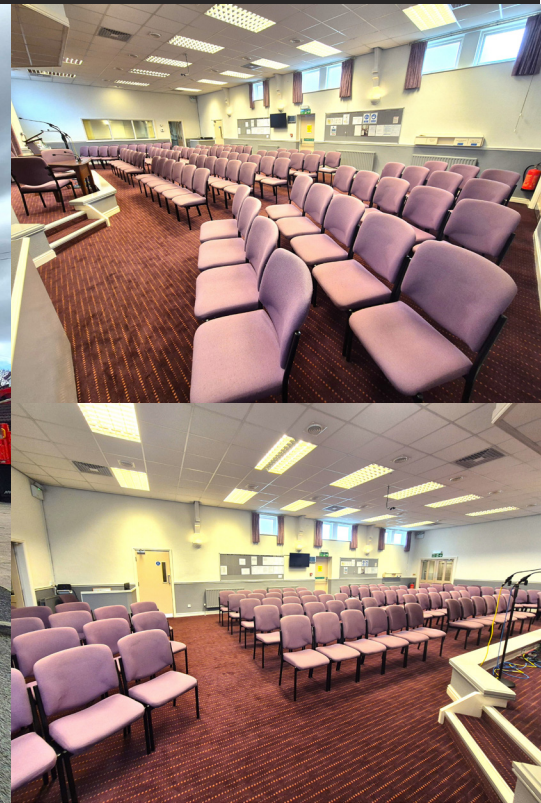


MBRE

PLACE OF WORSHIP FOR SALE



144 Mossley Road
Ashton-under-Lyne
Tameside
OL6 6ND

**2,140
SQ.FT**



- Former meeting place of Jehovah's Witness
- Existing F1 meeting place planning use
- Well maintained internally and externally
- Suitable for alternative uses STPP
- Self contained with toilets/kitchen facilities
- Private gated secure yard to the rear
- Leasehold property - 828 years unexpired
- No parking with property/on street parking

Location

The property is located at the junction of Mossley Road and Alexandra Street and is a short drive to the centre's of Ashton-under-Lyne and Mossley.

- Ashton-under-Lyne: 1.2 miles.
- Mossley: 3 miles.
- M60: 2.5 miles.
- Manchester: 7.5 miles.



Description/Accommodation

The property provides a meeting place with accommodation over ground and first floors with rendered brick work elevations under a pitched roof. The property provides a small private courtyard to the rear of the property and is self contained with private male and female toilets and kitchen facilities.

Ground floor entrance: 192 Sq.ft - 10'5" x 9'4".

Kitchen: 52 Sq.ft - 7'8" x 6'11".

Main hall: 1,265 Sq.ft - 27'0" x 46'10".

Rear hall: 270 Sq.ft - 22'10" x 11'8".

Boiler room: 13 Sq.ft - 3'11" x 3'4".

Toilet corridor: 75 Sq.ft - 3'3" x 3'4".

Store: 18 Sq.ft - 2'10" x 6'6".

First floor kitchen/break out: 255 Sq.ft - 11'3" x 20'3" plus 7'10" x 3'3".

Roof void - 1,270 Sq.ft (not included in net area).

Rateable Value

Rateable value: N/A.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with Tameside Council: 0161 342 2233

Tenure

Leasehold - 980 years from 30/12/1873.

Title Number: LA146608.

Price

£225,000 SUBJECT TO CONTRACT.

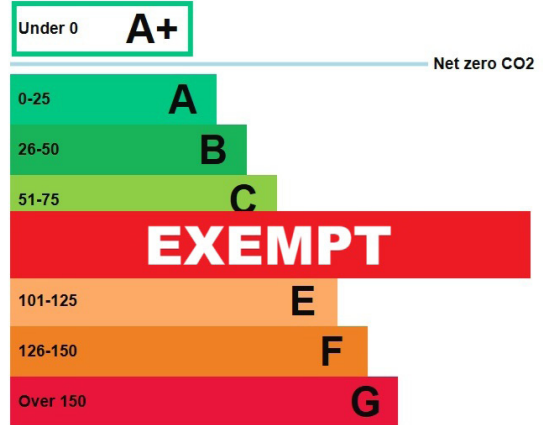
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Planning

We understand the property benefits from F1 use. Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. October 2025..