


#### Urmston Office

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
 @homeinurmston

#### Stretford Office

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
 @homeinstretford

#### Monton Office

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
 @homeinmonton



## 215 Monton Road, Manchester, M30

**£1,250 Per calendar month**

PRIME MONTON HIGH STREET LOCATION! HOME ESTATE AGENTS are delighted to offer the opportunity to rent this ground floor commercial premises located on the ever popular and high traffic Monton Road, Monton. The property use is currently A1 but may be suitable for alternative uses subject to obtaining planning permission. The property comprises a ground floor mid-terrace retail unit of rendered brick construction. Internally the property is well presented with carpeted flooring and painted walls and ceilings. Existing toilet and kitchen facilities are located to the rear of the building. Externally there is off-road parking to the rear also available to be used as a delivery/loading area. Location - The property is located on Monton Road, a prime commercial location within the thriving village of Monton. Other occupiers consist of Natwest, Tesco Extra and Costa Coffee as well as various other local, independent businesses, restaurants and bars. Directly in front of the site is on street parking for customers along with the large local authority car park entrance directly opposite. Business Rates - The property is assessed for rating purposes at RV £9,755. Please note small business rates exemption will be available and interested parties should make their own inquiries with the local authority. Call HOME on 01617898383 to view!

- MONTON VILLAGE LOCATION!
- Prime, ground floor, retail space
- Current A1 use but may suit other uses (subject to planning)
- Close to other similar retail units
- Toilet and kitchen facilities
- PARKING TO THE REAR
- Could suit a multitude of uses
- Prominent Monton High Street position
- Call to view 01617898383
- AVAILABLE NOW!



**LOCAL EXPERTS THAT GET YOU MOVING**

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



Registered Address: 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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