

Urmston Office

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M41 0TZ
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Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN
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Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ
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287 Liverpool Road, Manchester, M30

£2,500 Per calendar month

There is a total of three buildings/offices available and ideally would be let on a whole basis however could be split if required and subject to the landlord accepting any proposal made. Consists of main road position shop frontage unit, Storage and kitchen area with access to the warehouse to the rear. Approx 59 sqm. First floor currently consists of three rooms to the first floor (approx 45 sqm) along with bathroom whilst to the second floor there is a further room (approx 20 sqm) located in the loft area. Warehouse accessed to the rear of the shop and via roller shutters to each side of Vine Street. This could be used for a variety of uses such as car repair, mechanics, spray shop or warehouse (subject to change of usage if required). There is also an entrance reception area and further offices above that again have a multitude of uses accessed via Vine Street. Approx 145 sqm. Along with an outdoor yard area of approx 50 sqm. Call HOME On 01617898383 to view!

- COMMERCIAL PROPERTY!
- Main road shop frontage
- First floor unit over two floors
- Warehouse to the rear
- Multitude of uses
- Call HOME on 01617898383 to view!



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 www.homeestateagents.com



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

Configuration

There is a total of three buildings/offices available and ideally would be let on a whole basis however could be split if required and subject to the landlord accepting any proposal made.

Main road shop frontage

Consists of main road position shop frontage unit. Storage and kitchen area with access to the warehouse to the rear. Approx 59 sqm.

First floor

Currently consists of three rooms to the first floor (approx 45 sqm) along with bathroom whilst to the second floor there is a further room (approx 20 sqm) located in the loft area.

Warehouse building

Accessed to the rear of the shop and via roller shutters to each side of Vine Street. This could be used for a variety of uses such as car repair, spray shop or warehouse. There is also an entrance reception area and further offices above that again have a multitude of uses. Approx 145 sqm. Along with an outdoor yard area of approx 50 sqm.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a

bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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