



**£1,295 Per Month PCM**

98 Alder Road, Failsworth, Manchester, M35 0QW

**TO LET**

# 98 Alder Road, Failsworth, Manchester, M35 0QW

**\*\*GOOD SIZED COMMERCIAL PREMISES\*\* \*\*VIEWING RECOMMENDED\*\* \*\*POPULAR LOCATION\*\***

Cousins Estate Agents are delighted to bring to the commercial market this well proportioned ground floor shop with an opportunity to purchase the shop at the end of the lease agreement. The shop has been previously used as a salon/offices and will suit various businesses. The property briefly consists of a good sized main shop. To the rear of the property there is also a bathroom, office space, kitchen and access out to the rear of the property where there is also a detached garage included in the rental/sale.

To arrange a viewing please call 0161 681 2371.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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