COUSINS
ESTATE AGENTS

FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660







£450,000 PCM

TO LET

742-744 Oldham Road, Failsworth, Manchester, M35 9FE

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DOUBLE-FRONTED COMMERCIAL PREMISES WITH THREE FLATS & ADDITIONAL SHOP – BUSY PARADE – APPROX. 1,075 SQ FT – CLOSE TO M60

Cousins Estate Agents are delighted to offer for sale this substantial mixed-use investment property, prominently positioned within a busy and established parade in Failsworth, North Manchester.

The property comprises a spacious double-fronted commercial premises, an additional smaller shop unit to the side, together with three residential flats, providing an excellent opportunity for investors or owner-occupiers looking for a property with multiple potential income streams.

Dining/ Showroom

Kitchen area

Counter Area

Stock/ Office Area

Kitchen/ Bathroom Area

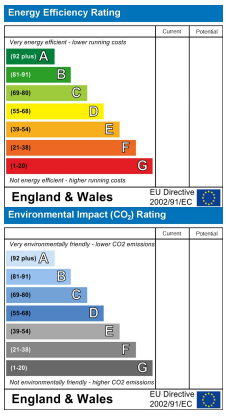
studio flat

Flat 1

Flat 2

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