



£450,000 PCM

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

TO LET

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

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

Dining Area 2

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

