



Church Street, Manchester, M30 0DF

Offers Over £450,000

A GREAT INVESTMENT OPPORTUNITY - BUSINESS NOT AFFECTED

Located in the vibrant heart of Eccles, Manchester, this impressive commercial unit offers a unique opportunity for those seeking a versatile space. Spanning four floors, the property boasts a generous cellar that provides ample shop space, perfect for a variety of business ventures. The ground floor is complemented by a well-appointed office, a kitchen, and a convenient WC, ensuring that all essential amenities are readily available.

As you ascend to the first and second floors, you will discover six spacious rooms, each exuding charm and character with their original features. These large rooms present an excellent opportunity for conversion or use as office space, depending on your business needs. The property also includes a WC on these upper levels, adding to the convenience for both staff and clients.

Outside, the rear yard space offers a private area that can be utilised for various purposes, whether for storage or as an outdoor break area. The location on Church Street places this property in a bustling area, surrounded by local amenities and excellent transport links, making it easily accessible for customers and employees alike.

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Four Storey Commercial Property
- Office Kitchen And WC Facilities
- On Street Parking
- Tenure - Leasehold
- Six Spacious Upper Floor Rooms
- Character Features Throughout
- EPC Rating - TBC
- Large Cellar Shop Space
- Prime Eccles Town Centre Location
- Council Tax Band - TBC

Ground Floor

Entrance

Aluminium double glazed door to shop.

Shop

39'1 x 14'5 (11.91m x 4.39m)

Hardwood double glazed window, spotlights, smoke alarm, tiled flooring, door to inner hall, stairs to lower ground floor.

Inner Hall

7'7 x 2'11 (2.31m x 0.89m)

Smoke alarm, stairs to first floor, door to rear, door to office, tile effect lino flooring.

Office

11'4 x 8'2 (3.45m x 2.49m)

Smoke alarm, central heating radiator, tiled effect flooring, open arch to kitchen.

Kitchen

5'10 x 4'11 (1.78m x 1.50m)

Hardwood frosted window, panelled wall and base units, marble effect surfaces, stainless steel sink and drainer with mixer tap, space for fridge freezer, ceiling fan and light, tiled splashbacks, tiled effect lino flooring, door to WC.

WC

4'11 x 2'10 (1.50m x 0.86m)

Hardwood frosted window, dual flush WC, tiled effect lino flooring.

Lower Ground Floor

Cellar One

31'10 x 11'11 (9.70m x 3.63m)

Spotlights, wood effect laminate flooring, storage, door to cellar two.

Cellar Two

23'10 x 9'4 (7.26m x 2.84m)

First Floor

Landing

28' x 9'7 (8.53m x 2.92m)

Hardwood single glazed window, coving, smoke alarm, doors to three rooms and WC.

Room One

17'10 x 14'4 (5.44m x 4.37m)

Two hardwood single glazed windows, ceiling rose, coving, picture rail one, marble fireplace, tiled flooring.

Room Two

15'1 x 10'8 (4.60m x 3.25m)

Hardwood frosted window, spotlights, tiled flooring.

Room Three

11'5 x 9'8 (3.48m x 2.95m)

Hardwood single glazed window, ceiling fan and lights, smoke alarm, coving, wood effect laminate flooring.

WC

6'10 x 5'11 (2.08m x 1.80m)

Hardwood frosted window, dual flush WC, vanity top wash basin with mixer tap, coving, tiled elevations, tiled flooring.

Second Floor

Landing

23'5 x 9'8 (7.14m x 2.95m)

Hardwood single glazed window, coving, smoke alarm, wood effect laminate flooring, doors to three rooms.

Room Four

18'1 x 15 (5.51m x 4.57m)

Two hardwood single glazed windows, coving, wood effect laminate flooring.

Room Five

15'2 x 10'10 (4.62m x 3.30m)

Hardwood single glazed window, coving, wood effect laminate flooring.

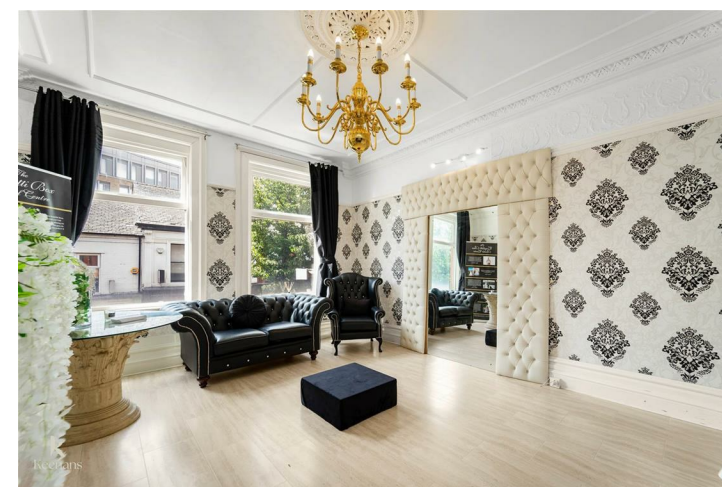
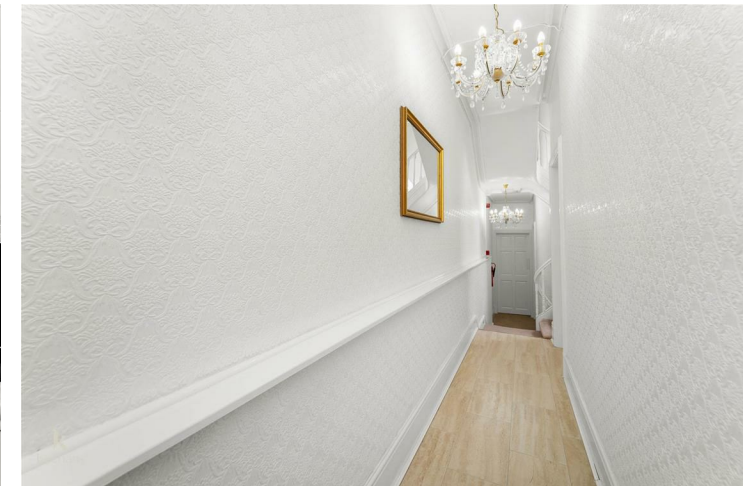
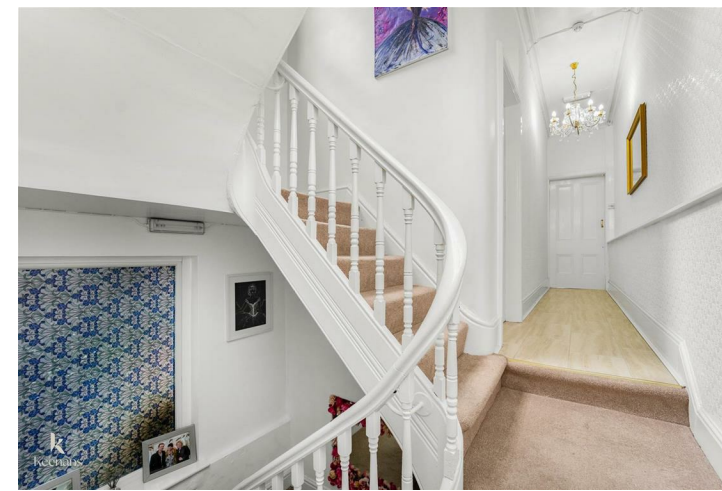
Room Six

15'8 x 9'8 (4.78m x 2.95m)

Hardwood single glazed window, smoke alarm, loft access, wood effect laminate flooring.

External

Yard to rear.



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