

Chocolate Box

Parking At Rear



*Fab 'u' Locks*  
0161 654 6060  
Hair & Beauty Salon





## Area Map



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.

3 Middleton Road, Manchester, M8 5DT

T: 0161 773 3978 | F: 0161 211 3573 | [info@amcocommercial.co.uk](mailto:info@amcocommercial.co.uk)

## Details

Situated on Oldham Road, Middleton, the premises comprises a mid-terraced ground and first-floor retail unit.

Available for sale, the property extends to approximately 75sq.m (807sq.ft).

The premises would suit an investor looking for a secure income producing investment. The property is currently occupied by a nails, hair and beauty salon. The ground floor retail area is a good sized open plan space and offers good potential for a number of different uses, subject to planning.

The first floor comprises of 4 rooms with one room housing a fully fitted bathroom suite.

Retail Zone A: 274 SQFT

Retail Zone B: 88 SQFT

Kitchenette/Storage: 113 SQFT

1st Floor: 333 SQFT

The full building is tenanted by a hair and beauty salon on a 5-year lease expiring in July 2024. Current passing rent is £6,600 p.a. Contained in the lease are fixed rent-reviews in July 2020 and July 2021. In July 2020, the rent will rise to £7,200 p.a. and in July 2021 to £8,400 p.a.

There is a garage located at the rear of the premises with an estimated rental value of £1,560 p.a.

The property could be converted to include a 1st floor flat or to convert the entire premises back to a 2 bedroom house (subject to necessary planning).

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



Zoopa



rightmove

