





## 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.

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## Details

Amco Commercial are pleased to offer this versatile ground floor unit with a prominent frontage onto one of the area's busiest routes, the A662. The property comprises a large main room to the front, ideal for retail or office use, with a separate office to the rear. There is access to a communal kitchen and WC (shared with the flat above), as well as a private basement providing useful storage or additional workspace.

Situated just off the A662, the property benefits from excellent visibility, strong passing trade, and regular footfall from the surrounding residential neighbourhoods. Droylsden is a lively and well-connected district, with regular bus services, a Metrolink tram stop within walking distance, and quick road links into Manchester city centre. The combination of frontage, location, and ancillary space makes the property suitable for a variety of occupiers, including retail, office, studio, or service-based businesses.

Accommodation (approximate):

Total internal area: 682 ft<sup>2</sup>

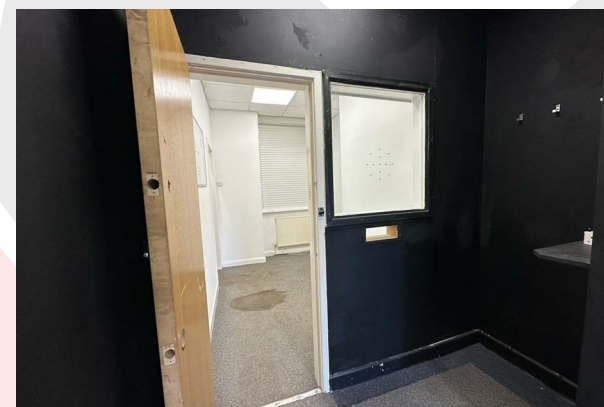
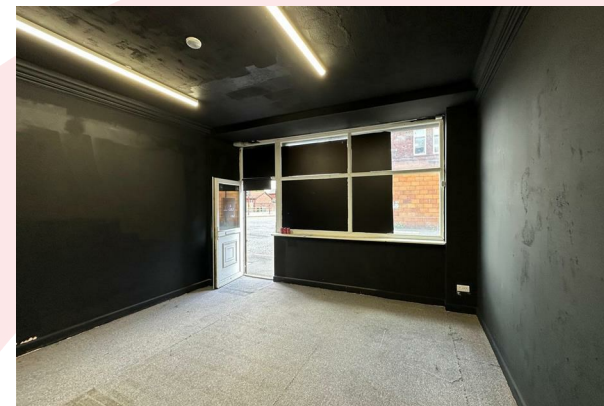
Ground floor: 377 ft<sup>2</sup>

Basement: 305 ft<sup>2</sup>

For enquiries and viewings, contact Amco Commercial on 0161 773 3978.

## Viewing

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



Zoopa



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