





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

Details

Amco Commercial are pleased to offer this ground floor retail space with generous shop frontage.

The unit measures 926 sqft, made up of a large shop front area, with additional storage, WC and wash basin to the rear, totaling 617 sqft, with an additional 309 sqft of basement space.

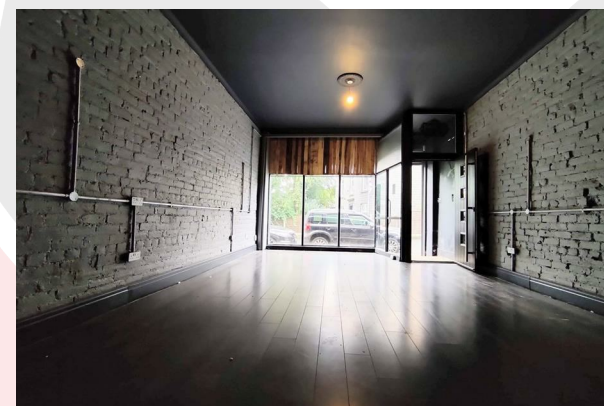
The shop is located on Burnely Road East which is the main street in Waterfoot and benefits from a high level of passing trade and free parking on the street outside. Nearby businesses include the Post Office and a large variety of small businesses.

The property would suit a variety of uses including retail and office (subject to the necessary consent from the local authority). The rateable value of the unit is £4,350 meaning qualifying businesses will benefit from zero rates bills.

These particulars are only a guide. They are not exact or guaranteed. Property offered subject to contract.

Viewing

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



Zoopa

DPS

rightmove

The Property Ombudsman

RESIDENTIAL LANDLORD ASSOCIATION

CoStar