

£2,500 Per Month

671.00 sq ft

UNISEX HAIR SALON
☎ 236 3140 ☎

68, Oldham Road, Ancoats, Manchester M4 5EE

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Summary

Amco Commercial are delighted to bring to market this well-presented ground-floor corner unit on Oldham Road (A62), one of the main routes into Manchester city centre, on the edge of Ancoats and the Northern Quarter.

The premises run to approximately 671 sq ft. There is a bright open-plan front area with a return frontage on two sides and an attractive original stained-glass entrance door. Behind it is a dedicated backwash area, then a fitted kitchen, a staff room/office, a store and an accessible WC with grab rails. There is also a dry cellar for storage.

The unit has a suspended ceiling with LED panel lighting, a tiled floor, electric panel heaters and emergency lighting. Electric roller shutters cover every door and window, front and rear, and there is a working alarm. Two parking spaces are included to the rear.

The unit was last used as a hair salon and is ready for a hair, beauty or barbering operator to trade from straight away. Class E use also allows retail, café, office or clinic uses.

Rateable Value: £10,000. Most occupiers should qualify for 100% Small Business Rates Relief, subject to eligibility. Interested parties should confirm with Manchester City Council.

The property is on the corner of Oldham Road and Sherratt Street, a short walk from the Northern Quarter and Ancoats. It benefits from passing traffic on the A62, nearby established retail and salon occupiers, and a growing residential population from the new apartment schemes along the corridor.

Key Features

- Prominent Location
- Electric Roller Shutter
- Usable Basement
- Alarm System

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.

Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:
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