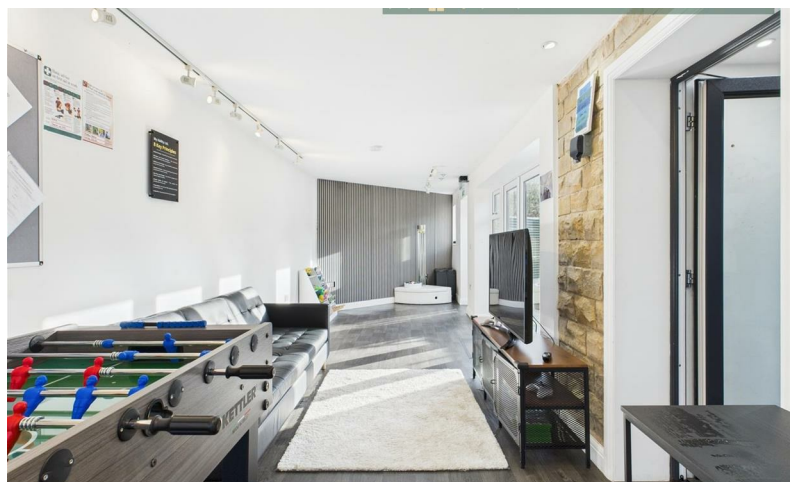




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£1,300 Per Calendar Month**

4 Wharmton View, Greenfield, Saddleworth, OL3 7JU

# 4 Wharmton View, Greenfield, Saddleworth, OL3 7JU

McDermott & Co are pleased to bring to the rental market this commercial retail property situated in a convenient and popular location of Wharmton view, Greenfield. presenting an exceptional opportunity for entrepreneurs and business owners, it is ideally located in a vibrant community that boasts a steady flow of foot traffic and a welcoming atmosphere.

The well thought and versatile layout means it would suit a variety of uses and used internally as 2 separate work spaces such as 2 separate offices or beauty rooms etc.

The location is a key asset, as it benefits from excellent visibility and accessibility, making it an attractive choice for a variety of ventures. Surrounded by a mix of residential and commercial establishments, this property is poised to capture the attention of local customers and visitors.

## Entrance

The property provides various entry options to the front.

## Room 1

9'1 x 19'8 (2.77m x 5.99m)  
Lovely open working space with wood affect flooring, neutral décor and kitchen area. Electric wall heaters. Large windows allowing light to flood into the space. Internal door leads to room 2.

## WC

5'2 x 3'11 (1.57m x 1.19m)  
WC, neutral décor comprising of toilet and white basin. Storage space. Electric hot water heater.

## Room 2

24'0 x 8'6 (7.32m x 2.59m)  
An open working area with wood effect flooring, neutral décor with feature walls. Electric wall heaters. Large windows allowing light to flood into the space. Large patio doors leading out to the outside garden space/sitting area.

## External

To the rear of the property is an enclosed garden area.

## Business Rates

Approximately £150 PCM

## Directions

