



Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

For Sale

1095 Rochdale Road, Manchester, M9 7FW

467 ft² (43.4m²)

- The Ground Floor provides 467 ft² (43.4m²) of accommodation.
- Suitable for a variety of uses subject to planning.
- Freehold property.
- Located on a busy road with heavy footfall.



Miller Metcalfe, Burnden House, 2- 10 Bradshawgate, Bolton, BL1 1DG | 01204 535353 Option 3 | www.millermetcalfe.co.uk/commercial/

Troutbeck Estates Ltd trading as 'Miller Metcalfe' registered in England and Wales. Registration Number: 12456977. Registered Office: Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG.

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Description

IDEAL INVESTMENT!

The property is a well presented premises of traditional brick construction underneath a pitched tiled roof located along the popular Rochdale Road and currently rented out.

The premises comprises a generous entrance hall, 2 offices, kitchen, WC and storage.

Location

The property is located on Rochdale Road and benefits from being in an area of good footfall with prominent frontage on to the main road. The motorway can be reached in less than a mile with Manchester City Centre in just over 3 miles.

VAT

VAT is not payable on top of the price.

Tenure

Freehold

Asking Price

£150,000

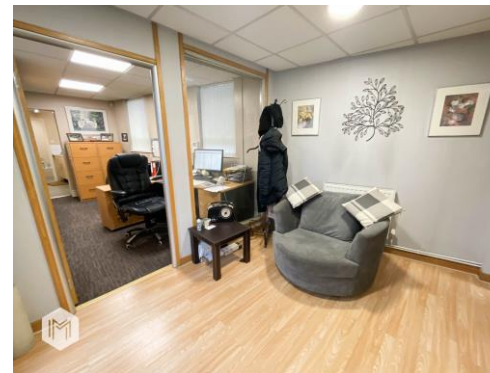
Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial.

Jack Stephenson

jack.stephenson@millermetcalfe.co.uk

01204535353 Option 4

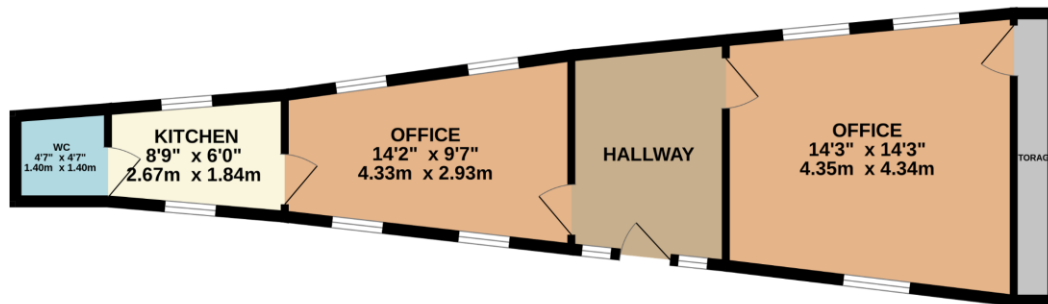


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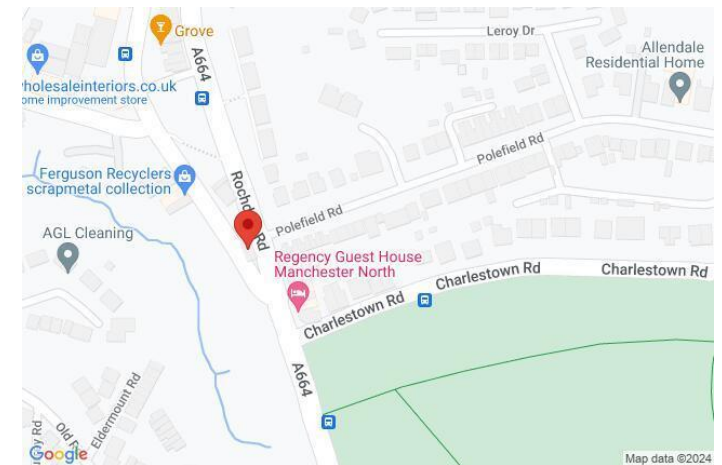
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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

“

We've dealt with Miller Metcalfe Commercial on a few occasions now. **Always happy to help and often goes out of their way** to ensure the process of finding vacant properties and arranging viewings runs seamlessly.

Northern Monkey

”

“

The Miller Metcalfe Commercial team are **always great to deal with** with both Commercial property sales and lettings and we look forward to doing more and more business together in the future.

ATW Property

”

“

We used Miller Metcalfe for our Commercial letting and they were amazing - **really helpful, fast response and great aftercare** - once we were in they even came and took pictures for us. The staff are all lovely and can't do enough to help. **Would definitely recommend Miller Metcalfe Commercial!**

D Jackson

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CONTACT
US

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