



Woodsend Road
Manchester
M41 8QW

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

189 Woodsend Road
Flixton
Manchester
M41 8QW



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£1,000 Per Month

A DOUBLE FRONTED GROUND FLOOR RETAIL UNIT 16'5" shop frontage. 20' x 16'5" Sales area with two radiators. Four separate work rooms with radiators. Kitchen area and WC. Gas central heating system. Useful store room. Situated in a busy parade adjacent to 'The Fox Pub & Kitchen'. New lease available - terms by negotiation. Available immediately. Formerly a tanning/beauty business. A1/A2 Usage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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