



864 Manchester Road, Rochdale
£695 pcm



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*** AVAILABLE NOW / FULLY RENEVATED GROUND FLOOR OFFICE SPACE CURRENTLY BEING USED AS AN ACCOUNTANTS / MODERN KITCHEN WITH SEATING AREA / WC / STOREROOM / USE OF THE CELLAR/BASEMENT ROOMS / FINISHED TO THE HIGHEST STANDARD & PERFECT FOR A NUMBER OF BUSINESSES / NO CONVERSION COSTS / CLOSE TO M62 MOTORWAY CONNECTION & CASTLETON TRAIN STATION / VIEWINGS COME HIGHLY RECOMMENDED BUT STRICTLY BY APPOINTMENT ONLY ***

Tenure: Leasehold

- Available Now
- Ground Floor Commercial Office
- Kitchen with Seating Area
- WC
- Storeroom
- Cellar Space
- DG & GCH
- On Street Parking
- Modernised to a High Standard
- Close to M62 & Local Train Station



Office

16' 5" x 17' 7" (5.00m x 5.35m)

Front facing double glazed windows and entrance door, secure electric shutters, two radiators, ceiling spot lights, neutral décor with feature decorated wall, open plan office with archway through to the kitchen, Karndean flooring.

Kitchen Diner

9' 8" x 12' 11" (2.94m x 3.93m)

Archway through to the open plan office, radiator, modern fitted kitchen with a selection of wall and base units, complementary work surfaces, splash backs, electric hob, sink & drainer, boiling water tap, microwave, integrated fridge, dining area, cellar access, Karndean flooring.

WC

3' 9" x 4' 6" (1.15m x 1.37m)

Rear facing double glazed frosted window, radiator, two piece suite comprising WC and vanity hand basin.

Store Room

3' 9" x 2' 11" (1.14m x 0.89m)

Rear facing double glazed frosted window, storage cupboard.

Basement

Room One

15' 6" x 17' 7" (4.72m x 5.36m)

Meters, light, storage, further development potential.

Room Two

13' 7" x 14' 10" (4.15m x 4.52m)

Light, wall mounted boiler, storage, further development potential.

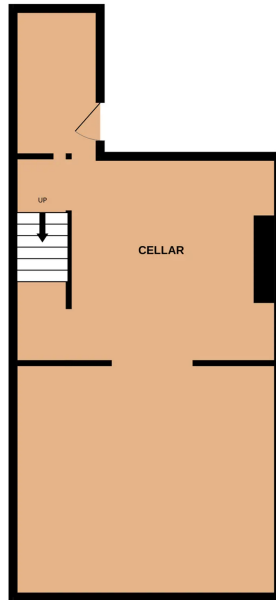
Room Three

9' 9" x 5' 9" (2.98m x 1.75m)

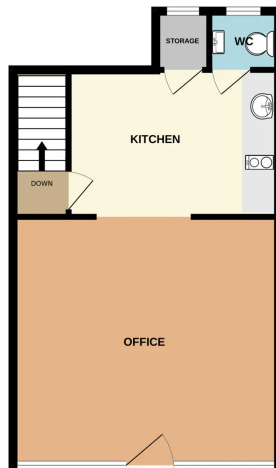
Side facing door giving access to the rear yard, light, further development potential.



BASEMENT
557 sq.ft. (51.8 sq.m.) approx.



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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