



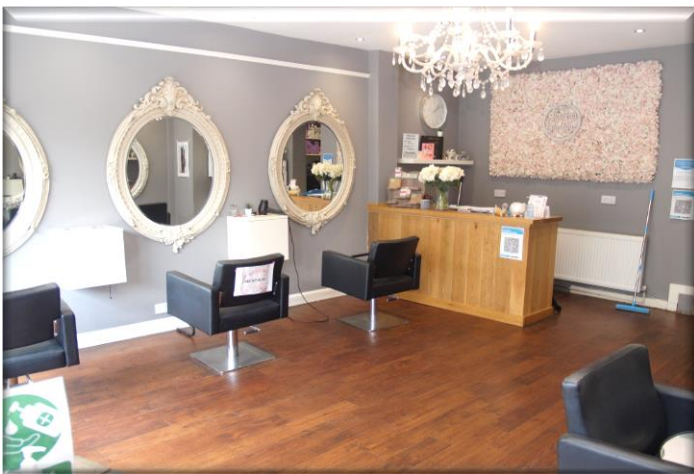
ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk



- Spacious Shop Premises
- A1 Use
- Two Sales Floors
- Kitchenette
- WC
- Gas Central Heating

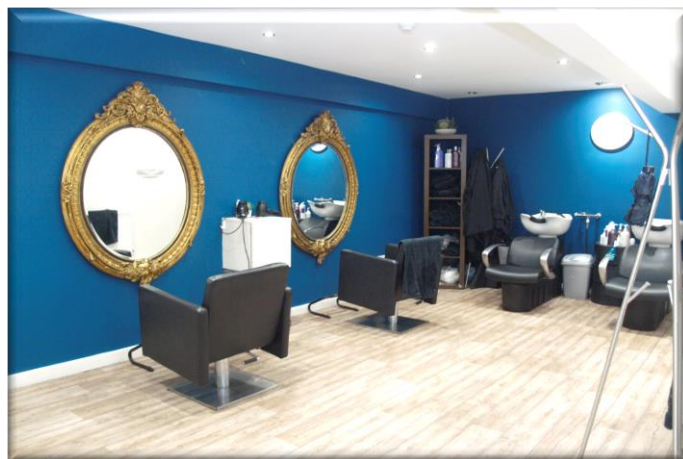


39 Dale Street
Milnrow Rochdale

Monthly Rental Of
£650

Main Description

VILLAGE CENTRE LOCATION - SPACIOUS SHOP - IDEAL FOR MANY ALTERNATIVE USES - GOOD ORDER THROUGHOUT - A1 USE....Royal Fox Commercial Lettings are pleased to offer this well presented high street ground floor unit with current A1 use that has undergone major improvements over the last few years; to include modern electrics, new shop frontage with steel roller shutters and the property benefits from gas fired central heating via a combination boiler. The property is currently trading as a hairdressers (Current Business Is Not Affected - Moving To Adjacent Unit.) The layout comprises front sales shop area with doorway to high street, rear sales area/office, kitchenette and WC. Located on the main Milnrow High Street in a prominent location next to the central gardens. For internal viewings please contact our Northwich branch.



Directions

Situated on the High Street central Milnrow



***"Call The Fox NOW for
your FREE valuation"***

Accommodation

Sales Floor (Front) 22' 3" x 15' 5" (6.79m x 4.71m)

Sales Floor/Office (Rear) 19' 5" x 10' 4" (5.93m x 3.16m)

Increasing in width to 4.93m

Kitchenette 6' 8" x 5' 3" (2.04m x 1.61m)

WC 5' 8" x 5' 3" (1.72m x 1.61m)



***"Put your property
in our hands..."***



***"Detailed property
particulars, packed
with photographs,
descriptions and
insight..."***



"Ultimate Estate Agency...."

...From The Fox"

Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE

Tel: 01606 44 0 44

e: info@royalfox.co.uk

IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.