



71 Long Street, Middleton, M24 6UN

£2,000 Per Month

2791.00 sq ft





## Details

Amco Commercial are pleased to offer this ground-floor retail premises available to let.

Situated at the bottom of Long Street in the heart of Middleton, this property is conveniently located in a prime, high-demand location directly opposite The Assheton Arms Hotel & Pub, with a large volume of passing vehicle and foot traffic. The location provides easy access to both the M60 motorway and Manchester City Centre. Nearby occupiers include Tesco Extra, Middleton Arena and a huge variety of eateries, pubs and local, independent businesses.

The unit measures a total of 2,791 sqft and is exclusively ground floor. The unit is largely one large rectangle, but has some internally separated rooms to the side and rear. The internal separations can be removed or reconfigured to suit the occupier's use. The unit is currently configured to provide 2,275 sqft of main sales area, 479 of ancillary (six rooms) and a 37 sqft WC.

The unit has a newly installed false ceiling with integrated LED lighting and benefits from three-phase power and its own water supply. There is free on-street parking available for customers and visitors.

The property benefits from having a large, glass shop front and entranceway providing excellent visibility and natural light. The property is offered extra security by the electric roller shutters.

Tenants will benefit from off-street parking to the rear of the property as well as free on-street parking for customers/visitors.

The property would suit a variety of uses, including retail/restaurant or similar (subject to consent from the local authority).

EPC: B (49)

These particulars are only a guide. They are not exact or guaranteed. Property offered subject to contract.

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Middleton Road, Manchester, M8 5DT

T: 0161 773 3978 | F: # | info@amcocommercial.co.uk

