

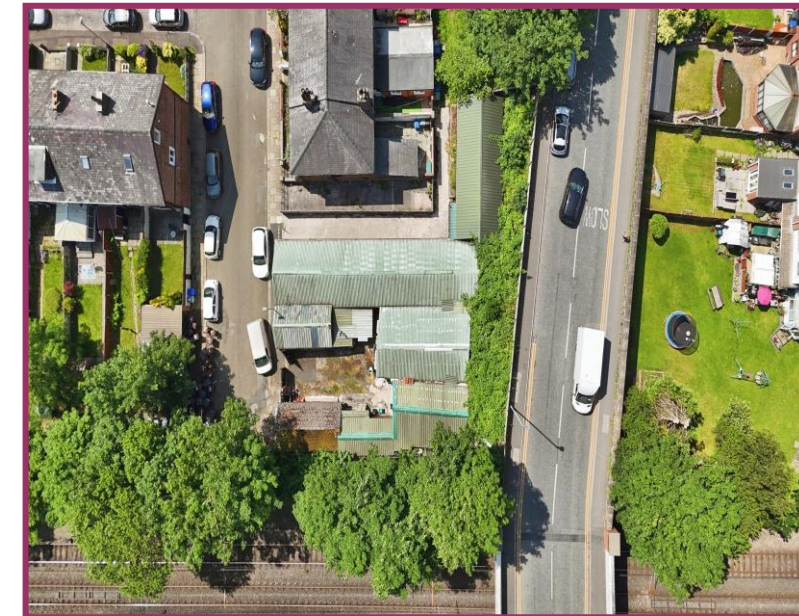


# Independent Estate Agents Cardwells

Est. 1982

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**CHARNLEY STREET, WHITEFIELD, GREATER MANCHESTER M45 6BG**



- Five individual commercial/storage units (31-31D Charnley Street)
- Site extending to approximately 0.15 acres
- Vacant possession available
- No onward chain
- Suitable for storage, workshops, trade, or business use (subject to planning)
- Potential redevelopment opportunity (subject to planning consent)



**Auction Guide Price £375,000**

#### BOLTON

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#### BURY

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#### LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An excellent opportunity to acquire a rare and versatile commercial site situated in the heart of Whitefield. Comprising five individual storage/business units (31, 31A, 31B, 31C and 31D Charnley Street), the property occupies a generous plot extending to approximately 0.15 acres and offers a wide range of potential uses for investors, owner-occupiers, developers, and local businesses. Brought to the market by Cardwells Estate Agents Bury in conjunction with BTG Eddison, this unique site represents an exciting opportunity to purchase a collection of self-contained commercial units in a highly accessible and sought-after location. The site has previously been successfully operated as a multi-let commercial investment, with the individual units generating a combined rental income in the region of £40,000 per annum when fully occupied. The units are now offered vacant and with no onward chain, giving prospective purchasers complete flexibility — whether to refurbish and re-let, occupy the premises for their own business needs, or explore potential redevelopment opportunities (subject to obtaining the necessary planning permissions). Each unit benefits from its own independent utility metering, with the exception of two units which currently share a meter, providing a practical arrangement for individual occupation and management. The layout of the site lends itself well to a variety of uses including general storage, workshops, trade space, small business operations, or other commercial purposes (subject to suitability and consents). The accommodation would benefit from refurbishment, offering buyers the chance to modernise and maximise the potential of each unit. With strong historical rental performance, multiple income streams, and the flexibility of separate units, this property presents an attractive proposition for commercial landlords and investors seeking a value-add opportunity. Location Positioned just off Bury New Road, one of Whitefield's main commercial routes, Charnley Street benefits from a convenient and well-connected location surrounded by a mixture of established businesses, residential areas, and local amenities. The site is within close proximity of Whitefield Metrolink Station, providing direct links into Manchester city centre and surrounding areas. The location also offers excellent road connections, with convenient access towards Bury town centre, Whitefield centre, Manchester, and the M60 motorway network, making it ideal for businesses requiring strong transport links. Whitefield continues to be a popular and growing area with ongoing demand from both commercial occupiers and residential users, further enhancing the long-term potential of the site. A rare chance to acquire a flexible commercial site in a thriving North Manchester location. Early viewing is highly recommended to fully appreciate the scale, versatility, and future potential of 31–31D Charnley Street.

#### Directions

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

##### Unit 31

**Room 1** 16' 2" x 15' 5" (4.93m x 4.71m) Roller shutter to front door with UPVC double glazed door. Lighting. Display cabinets

**Room 2** 11' 9" x 9' 8" (3.58m x 2.94m) Hardwood door to front. Lighting.

**Room 3** 16' 2" x 11' 5" (4.92m x 3.48m) Lighting. Display work surfaces. Door to;

**Room 4** 15' 3" x 13' 7" (4.64m x 4.14m) Lighting. Door to;

**Room 5** Lighting. Door to;

**Room 6** 14' 0" x 7' 9" (4.26m x 2.36m) Lighting

##### Unit 31 A

**Room 1** 21' 1" x 10' 3" (6.43m x 3.13m) Roller shutter to front. UPVC double door. Lighting. Door leading to store room.

**Store Room** 9' 6" x 6' 7" (2.89m x 2.0m) Lighting.

**Bathroom** 9' 10" x 7' 5" (3m x 2.26m) Unfinished bathroom with low flush wc. Wall tiling. Lighting.

##### Unit 31 B

**Room 1** 25' 8" x 13' 11" (7.82m x 4.24m) Roller shutter to front. UPVC double glazed door. With small stainless steel sink work top and base unit. Leading to a WC with low flush wc and wall hung wash hand basin. Lighting.

**Room 2** 8' 10" x 10' 3" (2.7m x 3.12m)

##### Unit 32 C

**Room 1** 15' 5" x 13' 6" (4.69m x 4.11m) Roller shutter to the front. UPVC double glazed door. Lighting.

**Room 2** 9' 3" x 11' 10" (2.81m x 3.60m) Lighting. Door to wc, housing low flush wc and wash hand basin.

**Storage Room** 10' 10" x 4' 10" (3.3m x 1.48m) Lighting. Door leading to kitchenette.

**Kitchenette** 5' 3" x 4' 11" (1.6m x 1.5m) Base units with inset stainless steel sink and drainer.

**Unit 31 D** 23' 0" x 9' 5" (7m x 2.86m) Roller shutter to the front with UPVC double glazed door. Lighting

**Small Storage Room** Housing CCTV and a further WC

**Externally** located at the end of Charnley street. With a gated yard for access with separate secure vehicular access to unit 31B.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD. With 879 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

