



NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

586 Broadway, Chadderton - EPC: £1,200 (From) Per Calendar Month



61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

**Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk**

****UPSTAIRS PREMISES TO LET**ABOVE SPARKLES CAKES**FIVE SEPERATE ROOMS****NP are delighted to bring to the letting market this five room premises with separate toilets ideal for male and female. Kitchen facilities included. The whole floor is perfectly located on the corner of Broadway and Moston Lane East with other local businesses around. Off road parking on the surrounded streets, or there is an opportunity to create the outside space into a private gated carpark at an additional cost, to be discussed. Access to the rooms upstairs is separate from Sparkles Cakes and there is flexibility to building stud walls to separate the rooms with doors to create a more private working space. Gas Central heating system within the building. Contact the office now to express your interest and arrange a viewing.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.