



## 888 CHESTER ROAD MANCHESTER, M32 0PA

**£360,000**  
**FREEHOLD**

This is a rare opportunity to acquire a mixed-use property in a prime Stretford location combining an active commercial ground-floor unit with a privately-let, three-bedroom apartment above, ideal for an owner-occupier investor looking for both rental income and high street frontage. The commercial premises benefits from excellent visibility on a busy arterial route that links Manchester city centre with Trafford and beyond. The heavy flow of traffic along this road — including frequent matchday crowds — ensures strong passing trade and footfall, giving the ground-floor space excellent potential for retail, café, salon or service-based business. The upstairs 3-bedroom flat is already tenanted, delivering a steady income stream, and offers a private residential space set above the bustle of the retail zone. Location is a major selling point. On foot or by short tram ride you are very close to a major sporting and events venue — meaning surge footfall on match days, concert nights or stadium events. Public transport links are superb: regular light-rail services connect the area to Manchester city centre in a matter of minutes, and several nearby tram stops give easy access across Greater Manchester. Convenience for everyday living or a business could hardly be better. Within a short distance you have major retail parks offering supermarkets and high-street shops — including large food stores and discount retailers — plus local amenities for shopping, dining and errands. In short: this is a versatile, income-producing mixed-use property in a hot location — combining residential stability with commercial potential, excellent transport links and the bonus of being within walking or easy tra

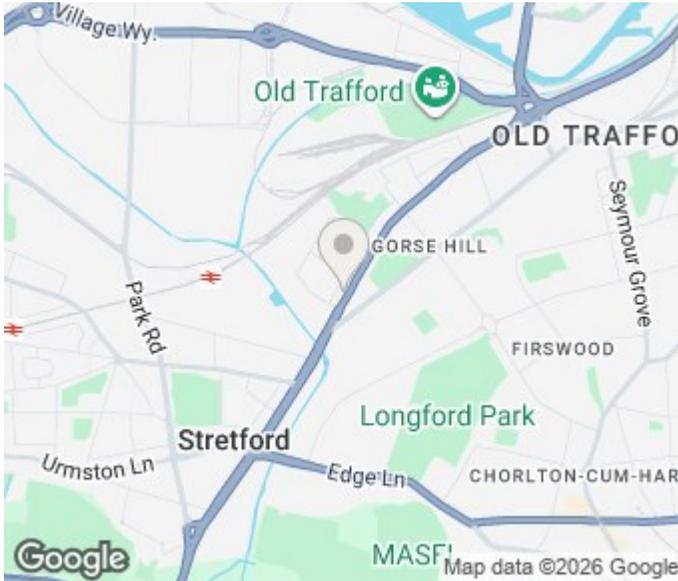


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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