ESTATE AGENTS

HomeDaze

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Chesham Fold Road

Manchester, BL9 6JZ

Guide price £220,000

'For sale by Secure Sale Online Bidding. Starting bid £220,000 Terms and Conditions apply'.

Offered to the market by auction, this versatile commercial building extends to approximately 4,000 sq ft. It presents an excellent opportunity for investors and owner-occupiers alike, and is particularly well suited to a business needing secure storage for stock.

The ground floor provides a generous storage area with roller shutter access, making loading and unloading straightforward. It also includes a small office and a kitchen, giving a practical working base alongside the storage space.

The first floor offers further office accommodation along with toilet facilities and access to the loft. The loft offers the potential to create additional internal space, subject to the necessary consents.

Externally, the property benefits from its own car park with space for approximately four to five vehicles, a valuable asset for staff and visitors.

The building sits in an established commercial location in BL9, surrounded by other business premises, which makes it an ideal setting for a range of commercial uses.

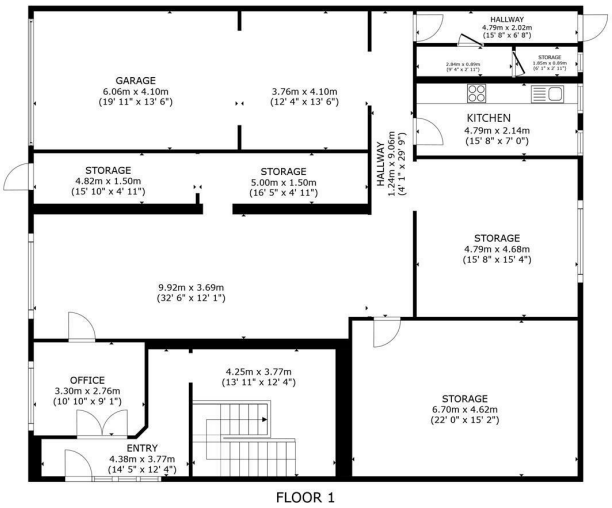
- For sale by Secure Sale Online Bidding. Starting bid £220,000 Terms and Conditions apply'.
- Ground floor storage with roller shutter access
- Ground floor office and kitchen
- First floor offices and toilets
- Loft with potential for additional space (subject to consents)
- Off-road parking for approximately 4–5 vehicles
- Established commercial location in Bury, BL9
- Ideal investment or owner-occupier opportunity
- Approximately 4,000 sq ft commercial building

Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916
if you wish to arrange a viewing appointment for this property or require further information

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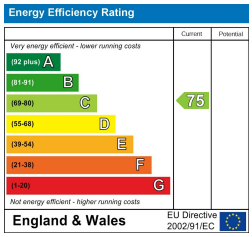
Floor Plan

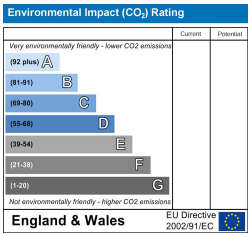


Area Map



Energy Efficiency Graph

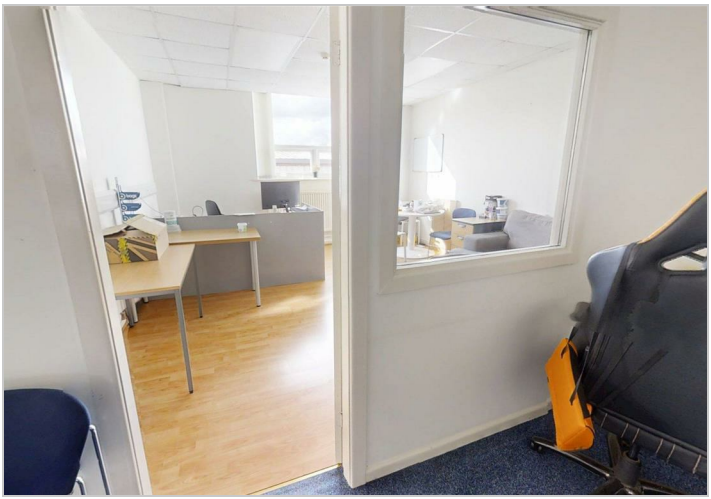












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