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Bedroom

0
Bathroom



****Available Now**** Prime Retail Opportunity in Manchester M4. C & R City are delighted to present this spacious and versatile ground floor and basement retail unit extending to approximately 825 sq ft (76.7 sq m), ideally positioned on the ever-busy Oldham Road. This well-located commercial space offers excellent visibility and accessibility, making it an ideal opportunity for a variety of retail or service-based businesses.

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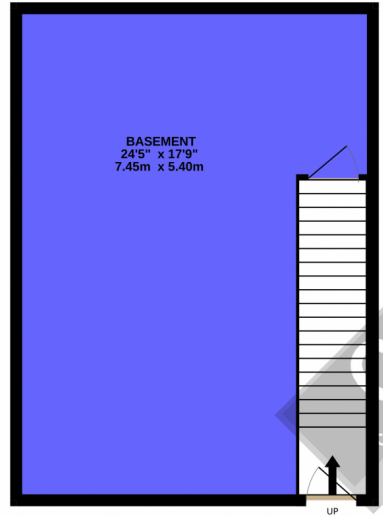
The property features a bright ground floor retail area of approximately 392 sq ft, accessed via a secure roller shutter frontage, providing strong street presence and footfall. Internally, the unit also benefits from a kitchenette and WC facilities, ensuring practicality for day-to-day operations. To the rear, the property provides one allocated parking space along with separate external access to a generous basement level, measuring approximately 433 sq ft, offering excellent additional storage or workspace potential.

Situated within easy reach of Ancoats and Manchester City Centre, the property enjoys a strategic location surrounded by thriving residential and commercial developments, as well as strong public transport links, making it an attractive base for a wide range of businesses.

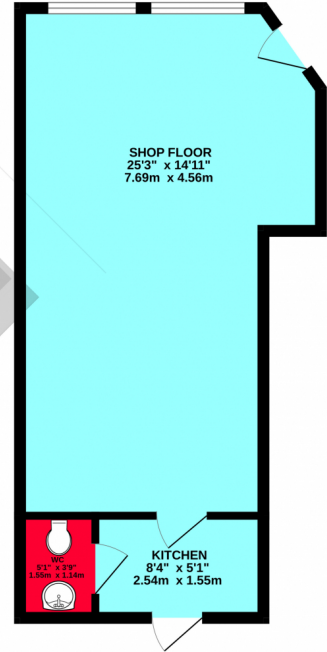
Offered to the market available now on FRI lease terms, this is a fantastic opportunity to secure a well-proportioned retail space in one of Manchester's most dynamic and growing areas. Early viewing is highly recommended.

Please liaise with Manchester City Council valuation office re business rates.

BASEMENT
433 sq.ft. (40.2 sq.m.) approx.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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