



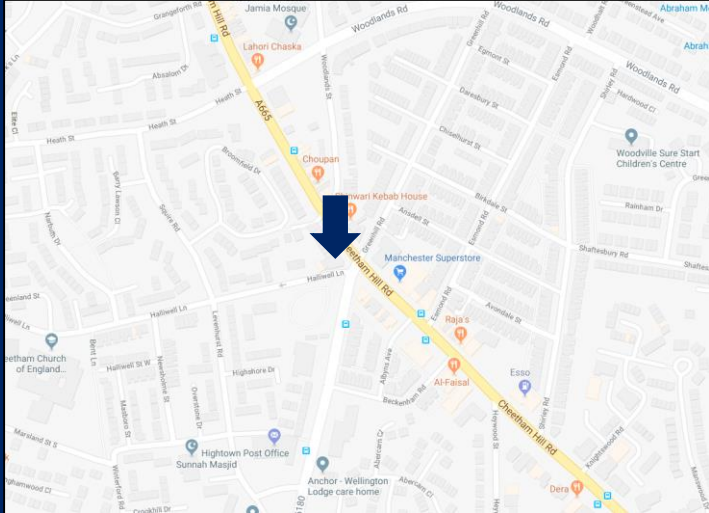
Sanderson
Weatherall

For Sale
1,584 Sq Ft Retail / Office Opportunity (STPP)



491 Cheetham Hill Road, Manchester, M8 9HJ

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- 147.22 sq m (1,584 sq ft) of retail / office accommodation over ground and first floor.
- Well located being circa 1.5 miles from Manchester City Centre.
- Suitable for alternative use (STP).

Location

Located on Cheetham Hill Road the property is located circa 1.5 miles from Manchester city centre and benefits from good transport connections with Abraham Moss tram stop approximately 0.3 miles east of the property, providing access in and out of the city. Access to the national motorway network is via J19 of the M60 circa 2.2 miles north of the property.

Surrounding occupiers comprise a mix of local and national occupiers with the wider area being residential in nature.

Description

Mid-terrace, two storey double fronted retail premises of brick construction beneath a pitched tile covered roof situated in a prominent position on Cheetham Hill Road.

The property is sub-divided into a number of rooms on the ground floor and benefit from lowered ceilings and carpeting throughout. The unit also contains a kitchen, staff and customer WC's facilities to the ground floor and alarm. The first floor can be accessed via a central staircase and is divided into three areas all of which are currently in need of refurbishment.

Externally the property benefits from uPVC windows on the ground and first floor.

Tenure

We understand the property is held Freehold under Title Number GM415349.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	73.61	792
First Floor	73.61	792
Total	147.22	1,584

Business Rates

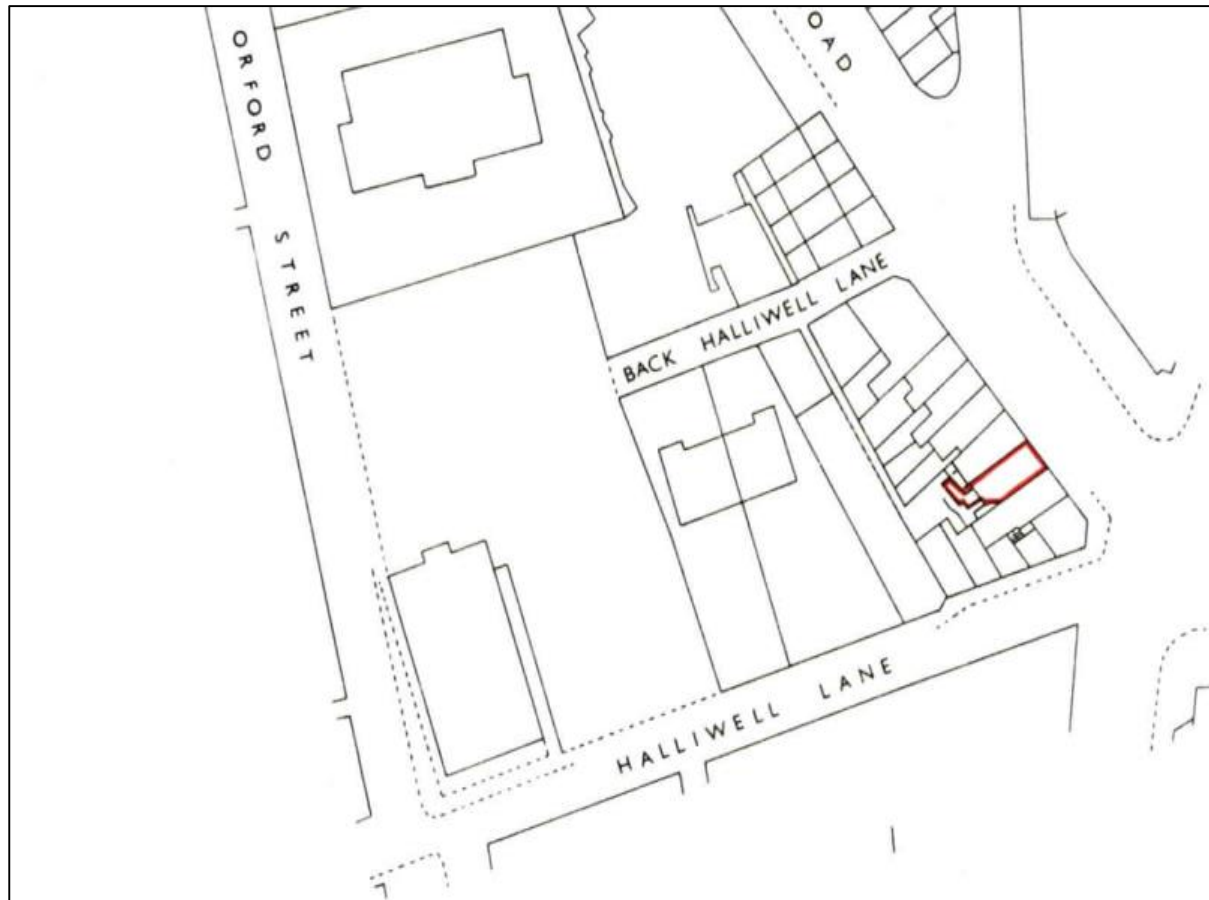
Enquiring parties are to make their own enquiries with the Local Authority, Manchester City Council.

EPC

The property has an EPC rating of G, however this will be improved by the inclusion of heating and lighting.

Asking Price

Offers invited in the region of £175,000. VAT may be applicable at the prevailing rate. (Subject to contract).



Map data ©2019 Google



Strictly by prior appointment with the agents:

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