



MANCHESTER ROAD, DROYLSDEN, MANCHESTER,
M43

***** COMMERCIAL UNIT TO LET *** GROUND FLOOR COMMERCIAL SPACE IN M43 ***
LOCATED ON A662 *** OPPOSITE TO TRAM STATION *** FEW MINUTES TO
MOTORWAY JUNCTION *** LARGE PREMISES *** LOCATED IN BUSY PARADE OF
SHOPS *** GREAT FOOT FALL *** IDEAL FOR SERVICES BUSINESS *** AUTOMATIC
SHUTTER *****

£1,495 pcm COMMERCIAL SPACE IN DROYLSDEN





Lancashire Properties are delighted to present this well-maintained commercial space to let, ideally located in the heart of Droylsden. The property occupies a prime position within a busy parade of shops, ensuring excellent visibility and consistent footfall from both local residents and commuters. The Droylsden Tram Station is conveniently situated directly opposite the premises and the excellent bus network further enhances accessibility, attracting a wide variety of walk-in clientele throughout the day.

Briefly comprising:

The premises feature a main reception area to the front, complete with comfortable sitting benches, creating a welcoming first impression for customers. To the rear, there are two spacious rooms, ideal for use as private offices, treatment rooms, spa, pharmacy or storage. The property was previously used as veterinary shop. In addition, the property includes a fully fitted kitchen and a well-maintained bathroom.

The kitchen is fitted with base units and a worktop, incorporating a bowl sink with mixer tap, offering both functionality and convenience. The bathroom includes a WC and wash basin.

The unit further benefits from working air-conditioning and heating, providing a comfortable environment all year round.

Rateable Value: £4,950. (May qualify for Small Business Rate Relief — interested parties are advised to contact Manchester City Council for further information.)

Each party will be responsible for their own legal costs. Rent, deposit and agency fees apply.

Dimensions:

Main Reception: 5.2m x 5.4m

Rear Room 1: 2.9m x 3.4m

Rear Room 2: 3.1m x 2.8m

Kitchen: 5.2m x 2.6m

Water Closet: 2.7m x 1.0m

Hallway: 7.7m x 1.0m

Please Note:

The rear parking space is not included, as it is allocated to the flat above. However, the area may be used for loading and unloading purposes.

Notice:

The above property details should be considered as a general guide only. Lancashire Properties does not have any authority to give any warranty in relation to the property.

We would like to bring to the attention that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, it is advised to satisfy themselves as to the type



and amount of double glazing fitted to the property.

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Deposit: £3,000



Viewing by appointment only

Lancashire Properties

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.