



markwarburton
CHARTERED SURVEYORS

ID 100-138

TO LET

LOCK UP SHOP/COMMERCIAL UNIT
344 SQ. FT / 32 SQ. M

 **945 OLDHAM ROAD, NEWTON HEATH,
MANCHESTER, M40 2EB**

PROPERTY LOCATION

Fronting the A62 Oldham Road close to the Old Church Street/Dean Lane crossroads in a well-established mixed commercial and industrial area with plenty of closeby residential properties.





- Fronting the A62 Oldham Road
- Suit various uses
- Basement storage

A lock up middle of terrace ground floor shop/commercial unit with a display frontage to Oldham Road with electric roller shutter.

The unit has an open plan area to the front and a small kitchen plus wc at the rear.

There is also basement storage.

Further particulars on application.





SERVICES

Electricity, water, and drainage connections.

RATES

Rateable Value £4,550

LEASE TERMS

Flexible lease terms offered at an initial rent of £9,000/annum

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

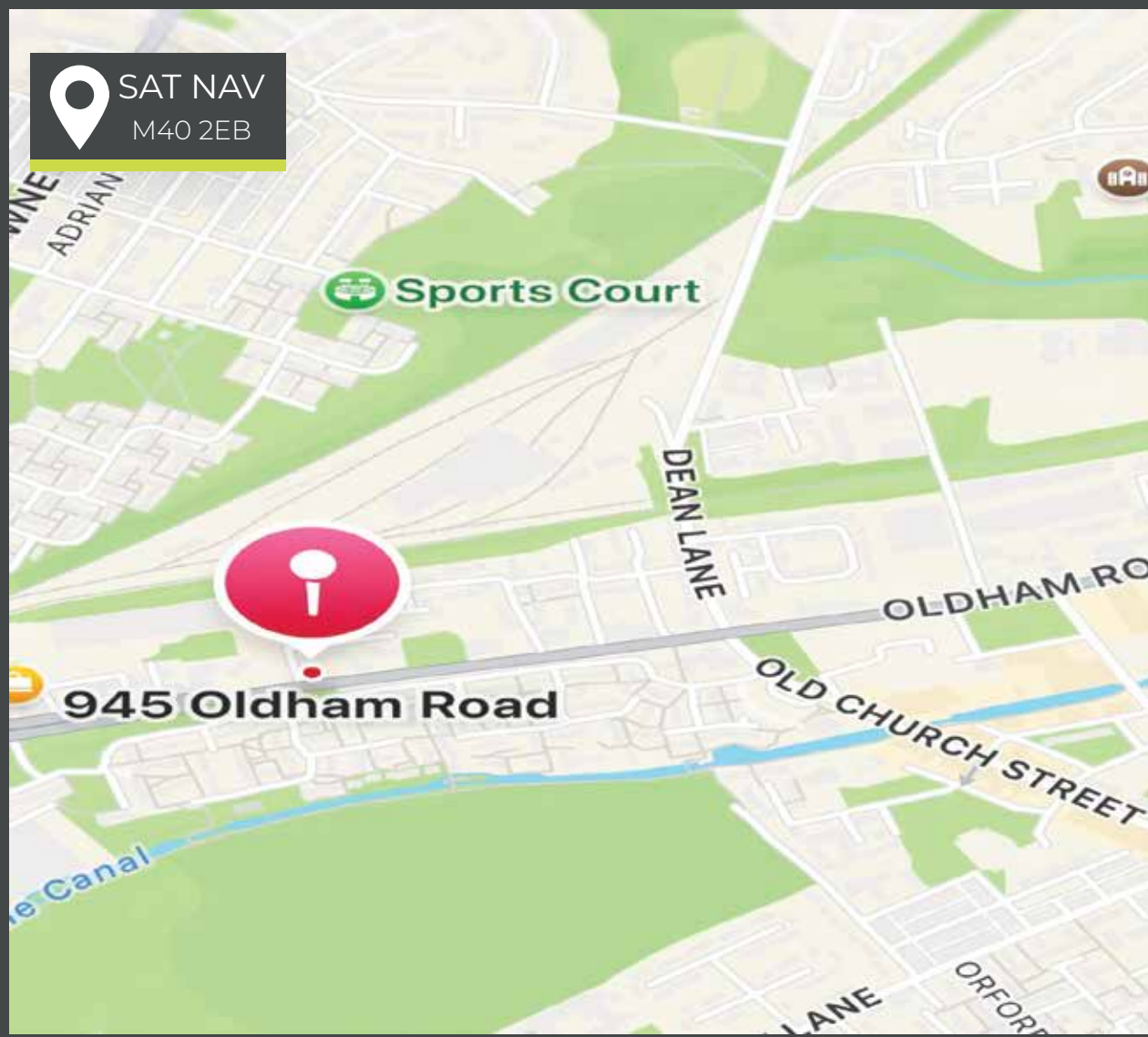
FLOOR AREA

The property extends to a gross internal floor area of 344 sq. ft made up as follows:

Shop/ commercial	280 sq. ft	26 sq. m
Rear kitchen/ WC	64 sq. ft	6 sq. m
TOTAL	344 sq. ft	32 sq. m

VIEWING:
By prior appointment

Mark Warburton
Chartered Surveyors
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