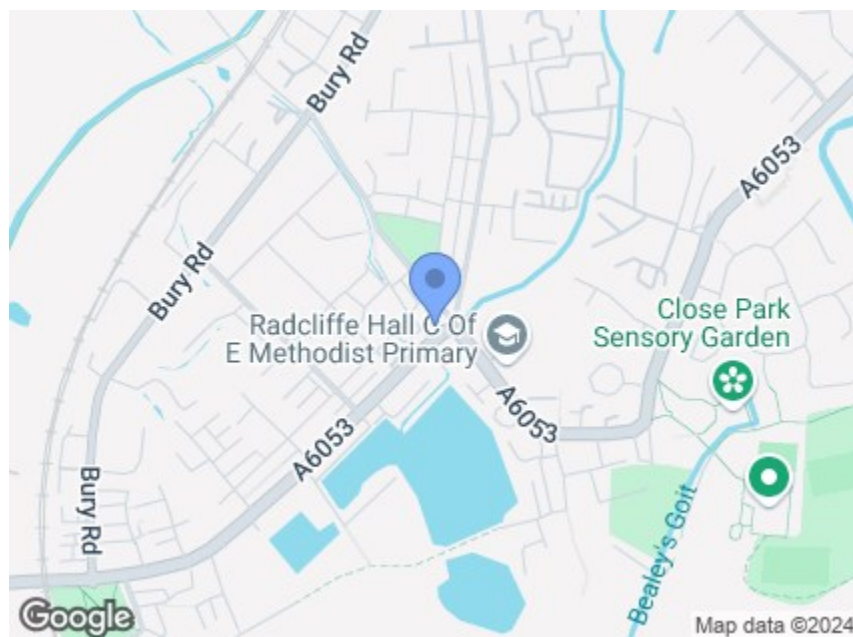




GROSS INTERNAL AREA
TOTAL: 124 m²/1,331 sq ft
BASEMENT: 24 m²/254 sq ft, GROUND FLOOR: 47 m²/511 sq ft, FIRST FLOOR: 53 m²/566 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head onto M66 towards Manchester/M60/M62, at junction 3, exit towards Heywood Distribution Pk/Pilsworth Ind. Est. Turn right onto Pilsworth Rd and go through 1 roundabout. Continue onto Croft Ln, and at the roundabout, continue straight onto Hollins Brow. Turn right onto Manchester Rd/A56 and then left onto Dumers Ln/A6053. Continue to follow A6053. Destination will be on the right

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

175 Cross Lane
Radcliffe, Manchester, M26 2RJ

Price guide £120,000



- Viewing is highly recommended
- Business unaffected, income producing £10,800 pa
- Popular and convenient location
- Ideal Investment opportunity
- Commercial property for sale
- Opportunity to refurbish 1st floor to a flat (subject to planning)
- Close to transport links and foot fall

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

175 Cross Lane

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EXCITING OPPORTUNITY AWAITS!

Charles Louis proudly presents a one-of-a-kind chance to acquire a commercial property situated in the vibrant heart of Radcliffe. This property comes with an established business generating an annual income of £7,800. A reliable long-standing tenant in the sandwich shop eager to renew their elapsed lease. Furthermore, there is potential for additional income by converting the first floor into an apartment (subject to planning permission).

Benefitting from its proximity to local transport links and nestled within a town undergoing significant redevelopment, this property promises both immediate returns and future growth opportunities.

Basement

14'9 x 14 (4.50m x 4.27m)
With power and lighting

Ground Floor

Retail Area

14'9 x 14'3 (4.50m x 4.34m)
With power and lighting

Kitchen

14'9 x 11'1 (4.50m x 3.38m)
With power and lighting

Additional Kitchen Space

6'5 x 9'11 (1.96m x 3.02m)
With power and lighting

First Floor

Living Room

14'9 x 14'2 (4.50m x 4.32m)
With power and lighting

Bedroom One

14'9 x 14'1 (4.50m x 4.29m)
With power and lighting

Bedroom Two

8'11 x 9'11 (2.72m x 3.02m)
With power and lighting

Bathroom

4'4 x 7'2 (1.32m x 2.18m)
Three piece bathroom suite comprising of a panel enclosed bath, low flush WC and a hand wash basin with pedestal.

Rear yard

Large accessible rear yard ideal to create separate flat entrance (subject to planning)