



## 85 Wilmslow Road

Rusholme, Manchester, M14 5SU

£2,800 Per month

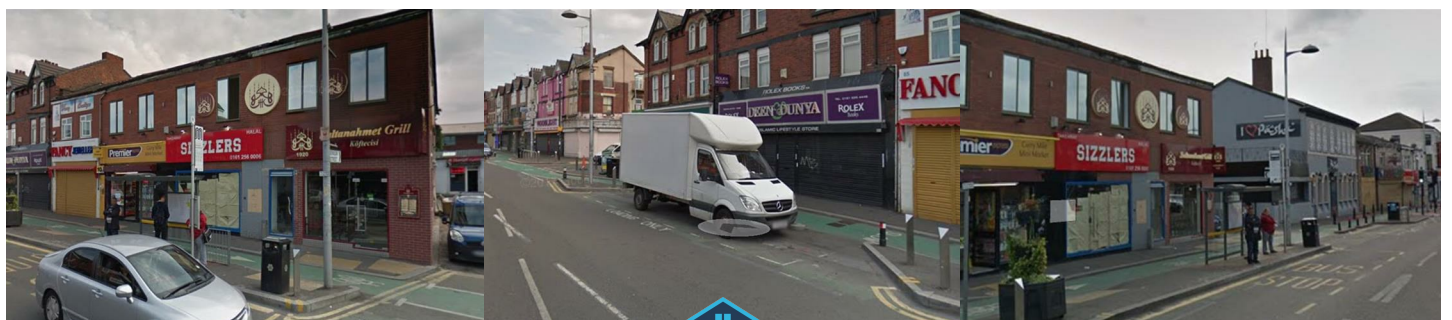


LONG TERM SHOP LEASE FOR SALE

Large Shop With Basement On Wilmslow Road

Asking Price £50,000

Min Lease 10 Years



## Large Shop With Basement On Wilmslow Road

Nextoria are pleased to offer for sale this profitable and well run shop situated on the main road in Rusholme.

The premises is located in the heart of the ever popular curry mile generating much foot traffic, It is surrounded by restaurants, shisha bars, shops, bars and cafes and within the student catchment area.

The shop is well established in prime location. Set over 3 floors the shop comes with a basement workshop the main shop floor is split over two levels with a private office at the back of the building. the current owner informs us that he has spent around 50k refurbishing the shop .

A 10 year lease will be available and the rent for the shop is a very competitive £3200pcm.

Lease Price £50,000

The premises benefits from an electric shutter, Air conditioning, Security doors and with basement storage. This shop is a true bargain and needs to be seen to be appreciated and isn't going to be here for long so viewing is highly recommended to avoid disappointment .

Ring Nextoria for further information

### Main Shop Floor

15'7" - 24'4 (4.75m - 7.42m)

### Upper Shop Floor

16'3" - 15'7" (4.95m - 4.75m)

### Store Room

4'9" - 7'1 (1.45m - 2.16m)

### Toilet

### Office

7'0" - 11'7 (2.13m - 3.53m)

### Basement room 1

98'7" - 11'10 (30.05m - 3.61m )

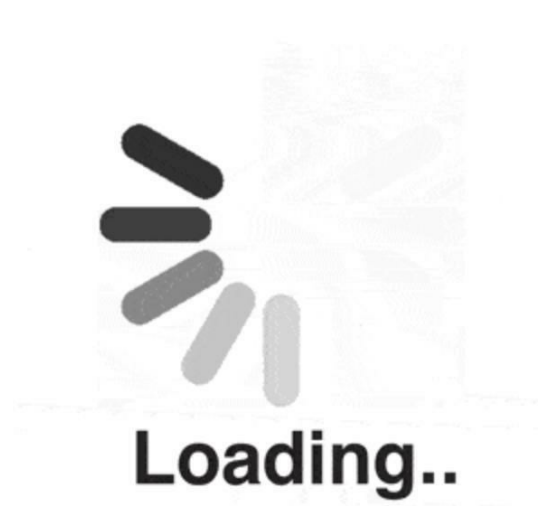
### Basement room 2

10'0" - 9'1 (3.05m - 2.77m)

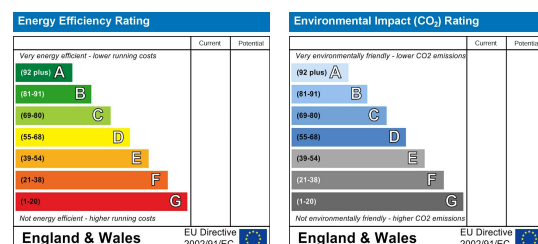
## Area Map



## Floor Plans



## Energy Efficiency Graph



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