



**284 LARGE COMMERCIAL PREMISES, M21 8HA**  
**£250 PER WEEK**



## DESCRIPTION

**\*\*GROUND FLOOR COMMERCIAL PREMISES - A1 RETAIL\*\*** A SUPERB OPPORTUNITY TO RENT THIS GROUND FLOOR COMMERCIAL PROPERTY WHICH FORMS PART OF A PROMINENT POSITION ON BARLOW MOOR ROAD CLOSE TO THE EVER POPULAR BEECH ROAD AREA OF CHORLTON.

The commercial premises was previously 'Robinsons Butchers' which thrived in this convenient location which benefits from a useful layby to the front aspect providing easy parking for customers. **\*\*The current owner informs us a license was granted to serve hot food\*\*** The ground floor unit has recently been re-wired throughout with all new energy efficient lighting installed. Shutters are in place at the front and a security door installed at the rear. The large commercial fridges are still in place making this an ideal purchase for anyone looking premises for a takeaway business.

Externally to the rear there is gated parking for one vehicle.

TOTAL APPROX FLOOR AREA 1900SQFT

## KEY FEATURES

- Mixed use residential/commercial premises
- Forming part of a prominent position
- Layby parking to the front aspect
- Income producing two bed apartment above
- Approx 1900SqFt over two floors
- Close to the Beech Road area of Chorlton
- Previously occupied by a butchers serving hot food
- Yard/parking area to the rear





## DIMENSIONS



TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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