

# TO LET TRADE COUNTER / RETAIL (FOOD / NON FOOD) OPPORTUNITY

MANCHESTER ROAD • A62 • CHADDERTON • MANCHESTER • OL9 7NG

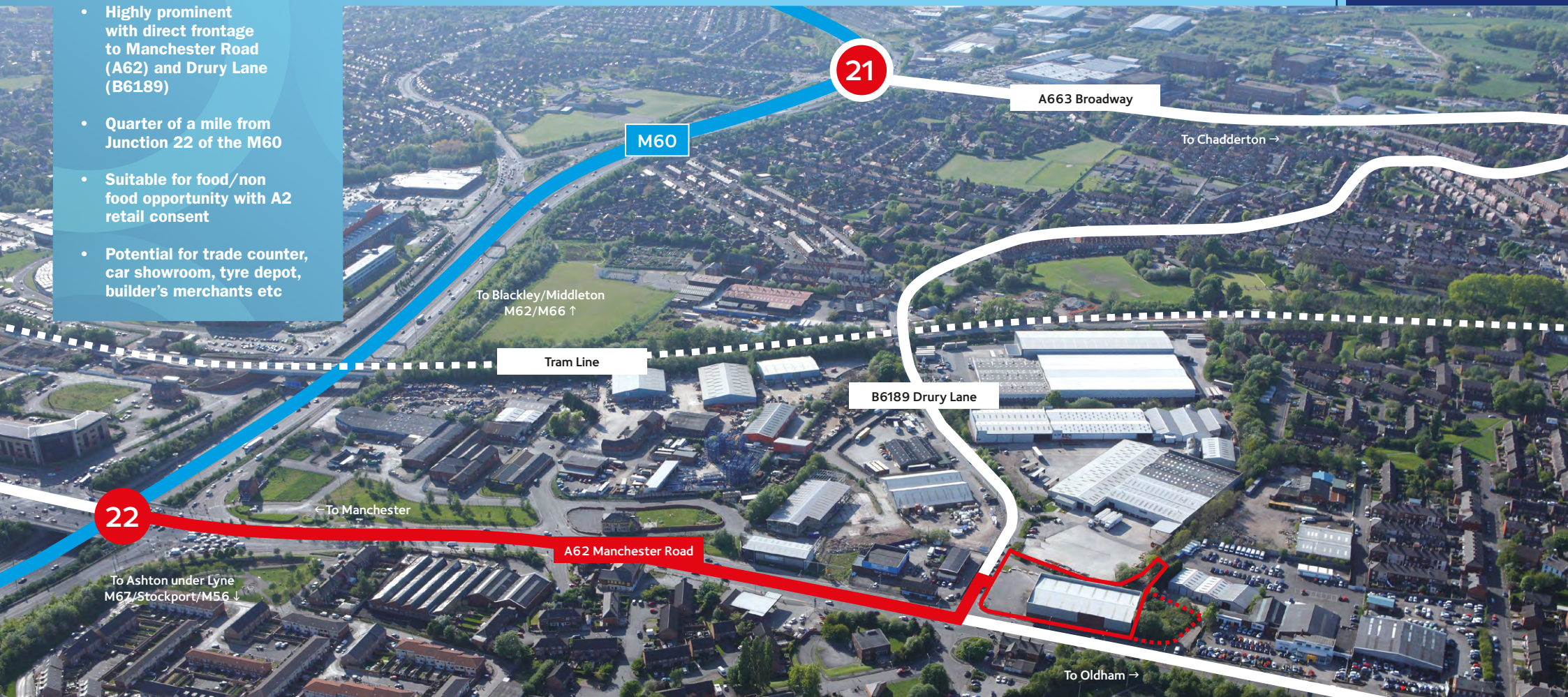


**ACCOMMODATION FROM 5,000 – 16,426 SQ FT (465 – 1,526 SQ M)**  
**SITUATED ON A SITE AREA OF 1 ACRE (0.29 HA)**  
**ADDITIONAL LAND OF 0.25 ACRES POTENTIALLY AVAILABLE**

ON THE INSTRUCTIONS OF



- Highly prominent with direct frontage to Manchester Road (A62) and Drury Lane (B6189)
- Quarter of a mile from Junction 22 of the M60
- Suitable for food/non food opportunity with A2 retail consent
- Potential for trade counter, car showroom, tyre depot, builder's merchants etc





## LOCATION

The property is prominently located fronting Manchester Road (A62) and Drury Lane (B6189) Chadderton, Manchester. It is located approximately 2 miles south east of Oldham town centre, 5 miles north east of Manchester city centre and approximately quarter of a mile from junction 22 of the M60 orbital. Manchester Road (A62) is one of the busiest arterial routes in and out of Manchester.



PEUGEOT

## DESCRIPTION

The facility is situated on the corner of Drury Lane and Manchester Road (A62) with direct prominence to this arterial route and access via Drury Lane.

The property comprises a self contained retail / warehouse unit of a steel portal frame construction incorporating PVC coated cladding to walls and roof. The property benefits from a substantial yard and car parking area.

The property also benefits from 2 roller shutter access doors and a main entrance foyer. The accommodation provides open plan column free space with a sealed concrete floor. The property has an eaves height of 5.5 metres to the underside of the haunch.

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