

WALK THROUGH VIDEO AVAILABLE



**6942 SQ FT Ex Showroom. Attractive Opportunity For A Variety Of Business. Abundance of FREE parking.**

## Unit 2

46-48 Eton Hill Road, Radcliffe,  
Manchester, M26 2XT

Showroom, Gym, Leisure, Retail

# TO LET

**6,942 sq ft**

(644.93 sq m)

- 6942 SQ FT
- Minimum Of 14 FREE Car Parking Space
- Ex Showroom
- Secure Gated Site
- Design Your Own Brand New Kitchen/W.C Facilities
- Open Plan- Design Your Own Space

Where your business belongs

## Unit 2, 46-48 Eton Hill Road, Radcliffe, Manchester, M26 2XT

### Summary

Available Size	6,942 sq ft
Rent	£2,500 per month
Business Rates	You can get small business rate relief if: Your property's rateable value is less than £15,000 and your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

### Description

Pearson Ferrier Commercial are delighted to bring to the market this first floor ex showroom/ retail commercial premises measuring approximately 6942 Sq Ft.

WALK THROUGH VIDEO TOUR AVAILABLE TO VIEW.

The commercial premises was previously trading as Castlecroft Caravan and Camping Centre with the entire first floor showroom now available to rent.

The current open plan floor area makes this a very attractive opportunity for a variety of business including, but not limited to, Retail Showroom ,Gym, Leisure, Creche, Day Nursery, Call Centre, Office, Financial Services, Cafe, Medical/Health Services without the need for change of commercial use. (New planning reforms from 1st September 2020).

The property is in the process of a programme of upgrading with property being completely newly decorated and the owner willing to discuss with any incoming potential tenant the design of a brand new kitchen and W.C facilities that are planned. External you have a abundance of FREE parking with a minimum of 14 FREE allocated parking spaces.

Unit 1 at 4017 Sq Ft also available to rent at £2,083.33pcm

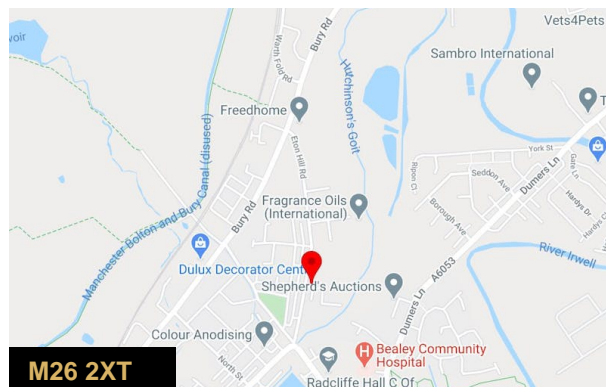
### Location

Located (off Bury Road) easily accessible from Junction 2 of the M66 via the A58 Rochdale

Road, turning at Heywood Road (B6291) leading to Bury Road, or driving north from Junction 17 of the M60 following the A56 Bury New Road turning at Radcliffe Road leading to Bury Road. The site is only a 20 minute walk up Bury Road from Radcliffe Metrolink Station.

### VAT

We understand the property is liable for VAT at the prevailing rate.



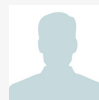
### Viewing & Further Information



**Simon Harvey**

0161 764 4440

commercial@pearsonferrier.co.uk



**Stuart Pearson**

07956405651

stuart.pearson@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)



