



**Iconic Building on a Busy Main Road. Ground Floor Vacant,
Former Bakers. Upper Floors Fully Let Offices.**

261 Ainsworth Road

Radcliffe, Manchester, M26 4EE

High Street Retail, Serviced
Office

FOR SALE

2,926 sq ft

(271.83 sq m)

- Large Property on a Busy Main Road
- Ground Floor Vacant former Bakers would potentially suit a variety of uses
- Upper Floor Offices fully Let producing in income of £31,440 per annum
- Potential for Conversion STPP
- Great Investment Opportunity

Where your business belongs

261 Ainsworth Road, Radcliffe, Manchester, M26 4EE

Summary

Available Size	2,926 sq ft
Price	£350,000
Business Rates	Upon Enquiry
EPC Rating	C (74)

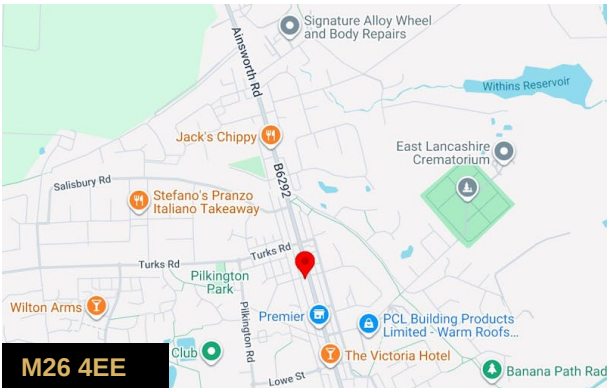
Description

A rare opportunity to purchase a large period property located on a busy main road on the border of Bury and Radcliffe. The ground floor, which is currently vacant, a former bakers would potentially lend itself to any number of business. The two upper floors are currently used as a business centre comprising of six offices, a kitchen and two W.Cs. It is fully occupied and produces £31,440 per annum. The size and layout would potentially lend itself to conversion into flats, an HMO or a combination of commercial and residential. Subject to the necessary permissions.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Bakery and Shop	1,700	157.94	Available
Suite - Office including W.C and Kitchen	1,226	113.90	Available
Total	2,926	271.84	



Viewing & Further Information

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