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commercial property consultants

FOR SALE



RETAIL/RESIDENTIAL INVESTMENT PROPERTY

65 Manchester Road
Denton, Manchester
M34 2AF

- Ground floor retail with 1 bed flat above
- Popular town centre location
- Passing rent £21,000pa

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is situated on the south side of Manchester Road in the centre of Denton, approx. 5 miles east of Manchester city centre. Crown Point Retail Park is in walking distance as are all town centre amenities.

DESCRIPTION

The property is arranged over two stories with a ground floor retail unit occupied by a dog groomers, and a one bed flat on the first floor accessed via a separate entrance. The ground floor comprises an open plan retail area, and a storage room, kitchen and WC to the rear. The first floor is fitted to a high standard with central heating, a modern kitchen, white painted walls and spot lighting.

ACCOMMODATION

The property has been measured on a net internal basis as follows:

Ground Floor	43.72m^2	(471 sq ft)
First Floor	42.9m^2	(462 sq ft)
Total	**86.62m^2**	**(933 sq ft)**

LEASE

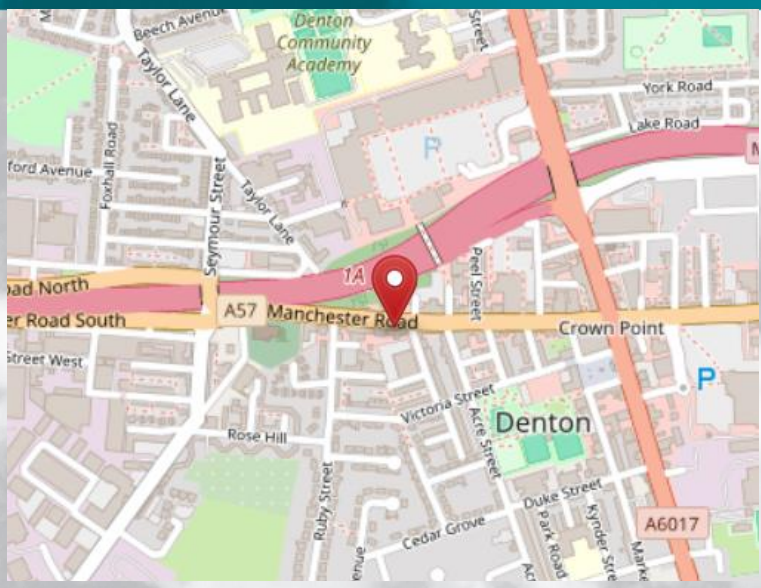
The ground floor retail unit is let to two individuals t/a Pups and Dreams on a 3 year lease from April 2025 at a passing rent of £10,800 pa.

The flat is let on an assured periodic tenancy at £850pcm.

The total passing rent is £21,000 per annum.

PURCHASE PRICE

Offers in the region of £235,000, which equates to a gross initial yield of 8.9% after standard purchaser's costs.



TENURE

The property is held freehold under title no. GM861775.

EPC

A copy of the EPC is available on request.

VAT

We understand VAT is not payable on the purchase price.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle
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Tel: 0161 833 9797

Date of Preparation: July 2026

RICS

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