



**GROUND FLOOR COMMERCIAL PREMISES. MAIN ROAD LOCATION. HIGH LEVELS OF TRAFFIC. OPPOSITE TESCO EXPRESS.**

## **90 Water Street**

Radcliffe, M26 4BE

Office, Retail, High Street Retail

# **TO LET**

**467 sq ft**

(43.39 sq m)

- AVAILABLE FOR IMMEDIATE OCCUPATION
- WALK THROUGH VIDEO AVAILABLE TO VIEW
- MAIN ROAD LOCATION
- HIGH LEVELS OF PASSING TRAFFIC
- SURROUNDED BY ESTABLISHED BUSINESSES

# 90 Water Street, Radcliffe, M26 4BE

## Summary

<b>Available Size</b>	467 sq ft
<b>Rent</b>	£750 per month
<b>Business Rates</b>	Not currently listed
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable. We understand the property is not liable for vat.
<b>EPC Rating</b>	Upon enquiry

## Description

Pearson Ferrier Commercial are delighted to present to the market a 467 sqft ground floor commercial premises.

AVAILABLE FOR IMMEDIATE OCCUPATION!!!

The ground floor consists of a large open plan, main trading area with a 3.12m glazed shop front facing directly onto Water Street in a long row of well established local businesses opposite Tesco Express.

The property until recently had been trading as a retail establishment, but would suit a variety of businesses including but not limited to, Hairdressers/ Office/Barbers or retail without the need for commercial change of use.

To the rear of the premises you will find a separate kitchenette, w.c facilities.

The property also benefits from electric roller shutter to the glazed shop front.

Viewing by appointment only. WALK THROUGH VIDEO AVAILABLE TO VIEW.

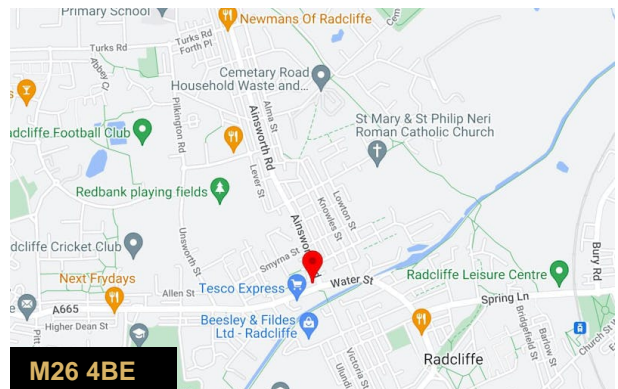
92 Water Street ( next door) also available rent. The landlord has informed us that he would potentially be prepared to open up the dividing between the two premises, if you wish to rent both properties.

## Location

Water Street only minutes from Radcliffe town centre. Only a 5 minutes walk to the metrolink station which links you to Manchester City centre which is only 8 miles away. Manchester is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.

## VAT

We understand the property is not liable for vat.



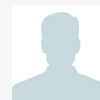
## Viewing & Further Information



**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)**