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CHARLES LOUIS

HOMES LIMITED

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175 Cross Lane, Manchester, M26 2RJ

Price guide £120,000



EXCITING OPPORTUNITY AWAITS!

Charles Louis proudly presents a one-of-a-kind chance to acquire a commercial property situated in the vibrant heart of Radcliffe. This property comes with an established business generating an annual income of £7,800. A reliable long-standing tenant in the sandwich shop eager to renew their elapsed lease. Furthermore, there is potential for additional income by converting the first floor into an apartment (subject to planning permission).

Benefitting from its proximity to local transport links and nestled within a town undergoing significant redevelopment, this property promises both immediate returns and future growth opportunities.

- Viewing is highly recommended
- Business unaffected, income producing £10,800 pa
- Popular and convenient location
- Ideal Investment opportunity
- Commercial property for sale
- Opportunity to refurbish 1st floor to a flat (subject to planning)
- Close to transport links and foot fall