

156 Oldham Road

Ancoats, Manchester, M4 6BG

DANIEL & CO
HARRIS



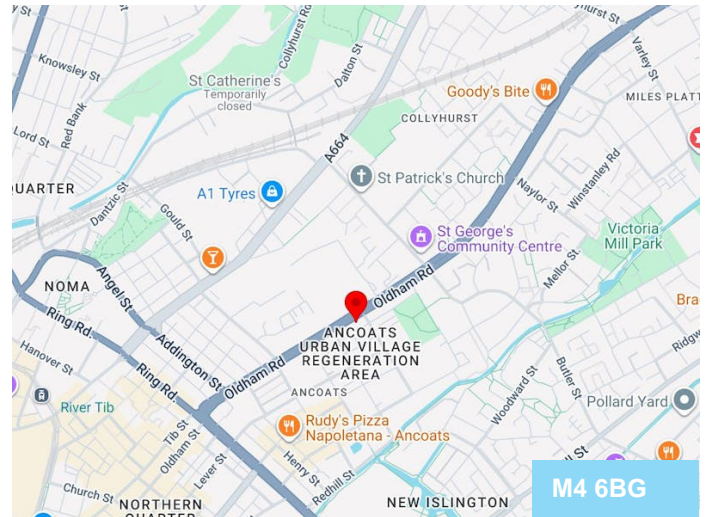
TO LET

2,753 SQ FT
(255.76 SQ M)

£35,000 PER ANNUM

**Self-Contained 2 Storey
Building with Basement**

- Close to City Centre
- Self-Contained
- Refurbished
- Shuttering



Summary

Available Size	2,753 sq ft
Rent	£35,000 per annum
Rateable Value	£20,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

A 2 storey brick building over ground and first floors with basement which has been refurbished and includes full shuttering to ground floor.

Location

The property is located in a prominent location on Oldham Road (A62), at its junction with Poland street and located opposite the main City Post Office and Wing Yip Supermarket. The property is a short distance from the City Centre with customer parking available immediately outside the premises.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Total /sq ft
Ground	943	87.61	-
1st	1,214	112.78	-
Basement	596	55.37	-
Total	2,753	255.76	

Lease

The premises are available on the basis of a new lease for a term to be agreed on full repairing and insuring terms.

Viewing

Strictly by appointment with the appointed agents.

Identify Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Planning

The premises have Use Class E and would be suitable for a variety of uses.

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IMPORTANT NOTICE

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 06/01/2026

