

TO LET



RogerHannah

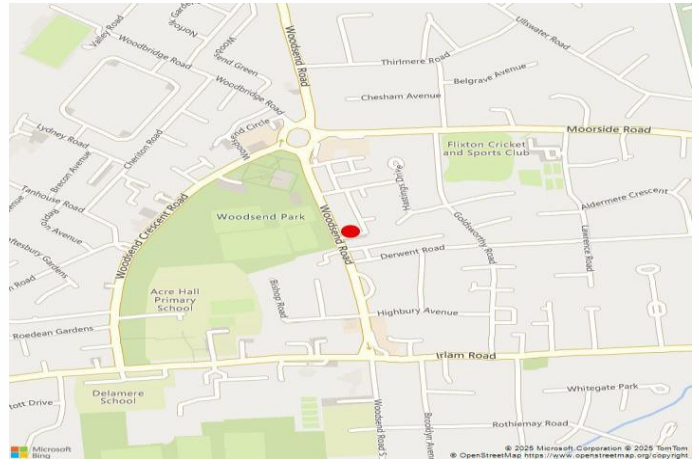


62-64 Woodsend Road, Urmston, Manchester, Greater Manchester, M41 8GX

Commercial Premises
(Former Garage)
12,041.8 Sq Ft (1,118.68 Sq M)

- Large Site with Good Parking and Yard
- Suitable for a Variety of Uses
- Short Term Letting Opportunity
- May Split





Location

The property is located in the popular area of Flixton, Urmston on Woodsend Road in a largely residential area.

Urmston is also well served by the A-roads, with the A57 being within easy driving distance, which links to the M60 motorway network, Trafford Centre and Manchester City Centre. The area is well served by the public transport system, with several bus stops within easy walking distance of the property.

Description

The property comprises a substantial two storey, purpose-built garage facility that could potentially be repurposed for a variety of uses. At ground floor level there is a large reception area, leading onto two large bays/workshops that both benefit from roller shutter doors.

The first floor comprises two large bays that are accessed through an internal stair well and external ramp from the large hard surface side yard. To the front is a large forecourt/hard standing for parking.

The property benefits from all mains utilities. The premises are secured with metal roller shutters.

Asking Rent

Available by way a new lease on terms to be negotiated, outside the Landlord and Tenant 1954 Act, up to a maximum initial term of 3 years.

£60,000 per annum.

Business Rates

Current RV - £28,500 per annum.

EPC

Available upon request.

VAT

VAT will be applicable at the prevailing rate.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

T: 07891172418

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Date of Preparation

31 October 2025

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor	6,556.8	609.12
First Floor	5,485	509.61
TOTAL GIA	12,041.8	1,118.72
Site	0.52 Acres Approx	