

TO LET



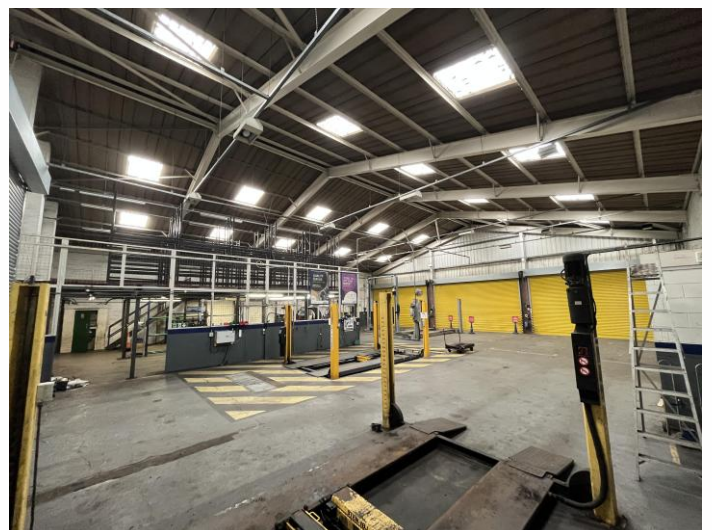
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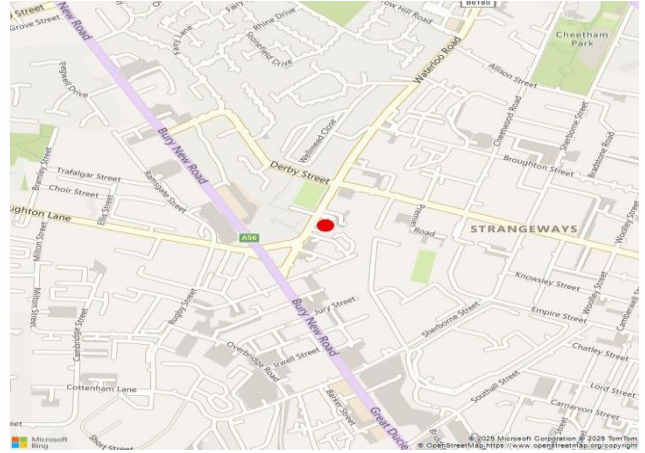


20 - 28 Waterloo Road, Cheetham Hill, Manchester, Greater Manchester, M8 8GJ

Former Garage Premises
8,088 Sq Ft (751.4 Sq M)
Including 1,225 Sq Ft Mezzanine

- Excellent Manchester Location
- 8 parking Bays to the Front Within Large Forecourt
- Large Rear Yard with Separate Entrance
- Could Suit Other Uses





Location

The property is located at the junction of Waterloo Road (B6180) and Bury New Road (A56), approximately 1.6 miles north of Manchester City Centre. The property lies just off the prominent A56 trunk road which links to the town of Bury in the north via Prestwich.

The property is located in a predominantly commercial area with nearby occupiers including Unique Petrol Station, Texaco, Grosvenor Casino, Pure Gym and a number of local traders.

Description

The property comprises of a detached industrial unit with frontage onto Waterloo Road. It includes a total of four roller shutter doors and is configured as a large open plan fitting workshop with ancillary storage, reception, office, staff and customer WCs.

There is a tyre storage on the mezzanine to the rear of the property and externally the unit has eight marked car parking spaces with an additional disabled space.

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor Office, Reception, Workshop	6,863	637.59
Mezzanine Floor	1,225	113.81
TOTAL	8,088	751.4

Site Areas

0.380 acres, 0.513 ha

Asking Rental

Upon application.

Business Rates

Rateable Value: £53,500 (1st April 2023).

EPC

The property has an EPC rating of C.

VAT

If applicable, VAT will be at the prevailing rate.

Legal Costs

Each party to bear their own legal costs.

Tenure

The property is available on a leasehold basis.

Viewing & Further Information

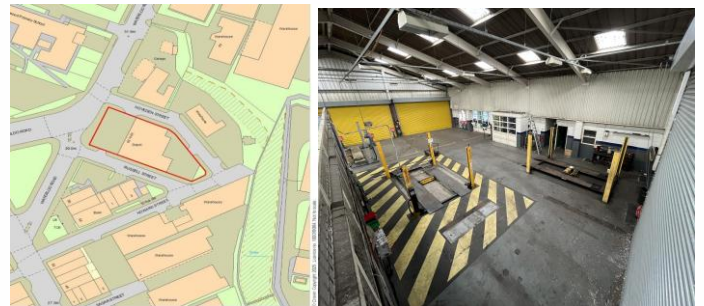
If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

15 October 2025