



**APPROX. 3,687 SQ FT (NOT INCLUDING CELLAR), TWO STOREY COMMERCIAL BUILDING IN TYLDESLEY CENTRE. POTENTIAL TO CONVERT 1ST FLOOR TO FLATS STP.**

## **176-178 Elliott Street**

Tyldesley, Manchester, M29 8DS

A3 (Restaurants and Cafes),  
Restaurant / Cafe, High Street  
Retail

# **FOR SALE**

**3,687 sq ft**

(342.53 sq m)

- SPACIOUS COMMERCIAL BUILDING
- APPROX. 3,687 SQ FT SET OVER TWO FLOORS PLUS CELLAR
- TENANT IN PLACE AT £18,980 UNTIL MAY 2024
- POTENTIAL TO CONVERT FIRST FLOOR TO FLATS STP

# 176-178 Elliott Street, Tyldesley, Manchester, M29 8DS

## Summary

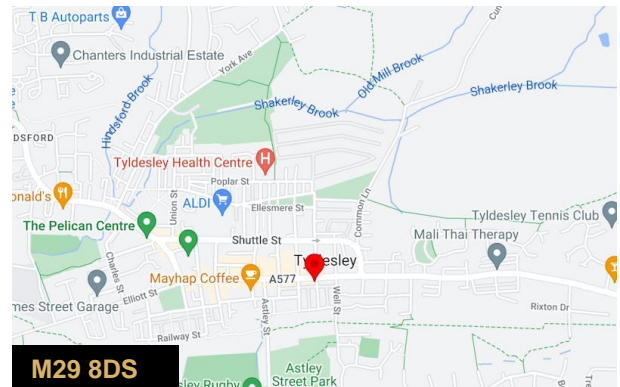
Available Size	3,687 sq ft
Price	£300,000
Rates Payable	£12,974 per annum
Rateable Value	£26,000
Service Charge	N/A
VAT	Not applicable
EPC Rating	D (99)

## Description

A large commercial building located in Tyldesley centre with approx. 3,687 SQ FT set over two floors, plus a cellar for storage. The building is currently let as a restaurant at £18,980 per annum with an agreement in place until May 2024. There is also the option to purchase the building with vacant possession.

This is a great opportunity for the right buyer and once vacant there are opportunities to further enhance the building subject to the necessary consents. There are two doors to the front, with one leading straight to the stairs meaning that it could be converted to a separate unit or flats subject to planning. Please see the floorplan for the layout details.

Viewings are available and all interested parties can contact Pearson Ferrier on 0161 764 4440 to arrange.



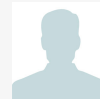
## Viewing & Further Information



**Simon Harvey**

0161 764 4440

commercial@pearsonferrier.co.uk



**Stuart Pearson**

07956405651

stuart.pearson@pearsonferrier.co.uk

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