



Woodsend Road  
Manchester  
M41 8QW

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

189 Woodsend Road  
Flixton  
Manchester  
M41 8QW



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£1,000 Per Month

\*A DOUBLE FRONTED GROUND FLOOR RETAIL UNIT\* 16'5" shop frontage. 20' x 16'5" Sales area with two radiators. Four separate work rooms with radiators. Kitchen area and WC. Gas central heating system. Useful store room. Situated in a busy parade adjacent to 'The Fox Pub & Kitchen'. New lease available - terms by negotiation. Available immediately. Formerly a tanning/beauty business. A1/A2 Usage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

## CONTACT

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