



**First Floor Plan**



**HENSTOCK**  
PROPERTY SERVICES

**LET AGREED**



## 56-58 Long Street Building, Middleton, Middleton, Manchester M24 6UQ

- SITUATED CLOSE TO MIDDLETON TOWN CENTRE
- ALL COMMERCIAL EPCs AVAILABLE
- WITH EASY REACH OF M60 and M62 MOTORWAY LINKS
- PROVIDING GOOD RENTAL RETURN
- TOTAL FLOOR AREA 933 SQ MTRS

**£21,600**

## PROPERTY DESCRIPTION

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Henstock Property Services are pleased to invite enquiries for this centrally located commercial building of mixed use. The building comprises; To the ground floor there are 3 separate ground floor retail shops, all with secure longstanding commercial tenants on long term leases. The the middle floor (with separate side access) is an occupied spacious & secure offices. To the top floor is currently a vacant large office space with access from side entrance with stairs up to office floor. There have been plans submitted to convert the vacant top floor into 4 separate residential apartments - waiting on these to be approved. The occupied properties do offer a good rental return. Middleton town centre benefits from good public transport links, with bus services to Oldham, Rochdale, Crumpsall & Manchester City Centre. The premises is set less than 2 miles from Junction 19 of the M60 motorway, and 2 miles from Junction 19 of the M62. Middleton town centre is also 7 miles from Manchester City Centre.

## GROUND FLOOR

### **Retail Premises 1 - 58 Long Street**

Occupied on a long term lease - size Approx 166 sq metres

### **Retail Premises 2 - 56a Long Street**

Occupied on a long term lease - size Approx 76 sq metres

### **Retail Premises 3 - 56b Long Street**

Occupied on a long term lease - size Approx 68 sq metres

## MIDDLE FLOOR

### **Office Use**

Occupied on a long term lease - approx 282 sq metres

## TOP FLOOR

### **Unoccupied Top Floor**

Currently plans submitted to convert this floor into 4 separate apartments. The plans show 3 self contained 1 bedroomed apartments, and 1 self contained 2 bedroomed apartment.

Total Floor Area approx 341 Sq Metres