



133 & 133A Elliott Street, Tyldesley, Manchester, Lancashire, M29 8FL

£125,000

Situated on the vibrant and highly sought-after Elliot Street, this property is ideally positioned within an area that experiences a high volume of foot and car traffic, ensuring excellent visibility for any business. The surrounding area boasts a range of successful and established businesses, making this location a prime spot for both retail and investment opportunities.

The ground-floor commercial unit offers an expansive retail space, with a large showroom window that provides excellent natural light and visibility from the busy high street. The shop floor itself is spacious, offering ample room for displays, products, or services. At the rear of the unit, you will find a convenient WC with a hand-wash basin, alongside a fully fitted kitchen, perfect for any business requiring facilities for staff or customer use. Additionally, there is direct access to the rear of the property, making it easy for deliveries or other operational



Tel: 01204 598979

Ground Floor

Shop Front

4.48m x 1.82m (14' 8" x 6' 0")

Shop Floor

4.48m x 6.04m (14' 8" x 19' 10")

Rear Store Room

2.24m x 2.74m (7' 4" x 9' 0")

Downstairs Toilet

0.71m x 1.78m (2' 4" x 5' 10")

Kitchen

1.99m x 1.77m (6' 6" x 5' 10")

Flat Above - First Floor

Utility Room

2.07m x 1.86m (6' 9" x 6' 1")

Living Room

4.17m x 5.68m (13' 8" x 18' 8")

Kitchen

2.10m x 1.73m (6' 11" x 5' 8")

Bathroom

1.79m x 1.72m (5' 10" x 5' 8")

Bedroom 1

4.13m x 2.78m (13' 7" x 9' 1")

