



Hyde Estate & Letting Agents

742 Manchester Road, Rochdale
OL11 3AQ
£795 PCM

Hyde Estates present this retail unit on Manchester Road, formerly a tattoo studio, featuring a shop front, kitchen, WC, and storage. Close to transport links.



Occupying the ground and lower ground floor, this retail unit on Manchester Road was formerly a tattooist studio and is ideally suited for professionals. The property features a uPVC double glazed shop front with security shutters, a vestibule, main retail area with halogen lighting and cushion flooring, a rear fitted kitchen, WC, and storage area with wash basin. Positioned to capture significant passing trade, it is conveniently located just a short walk from Castleton Train Station and local bus routes.

Location: Situated on Manchester Road (A664/A6060 area) in the Castleton area of Rochdale, the property benefits from excellent commuter and transport links. The surrounding road network provides easy access towards central Rochdale, as well as the A627(M) and Junction 20 of the M62 motorway, ensuring direct connectivity across the wider North West. Additionally, the location offers convenient access to Castleton railway station for regular commuter services to Manchester city centre, alongside local amenities.

Use Class: E

Dimensions
Approx Ground floor area: 32 SQ M / 350.84 SQ FT

EPC: C

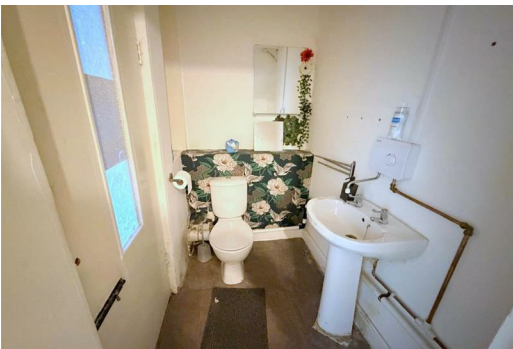
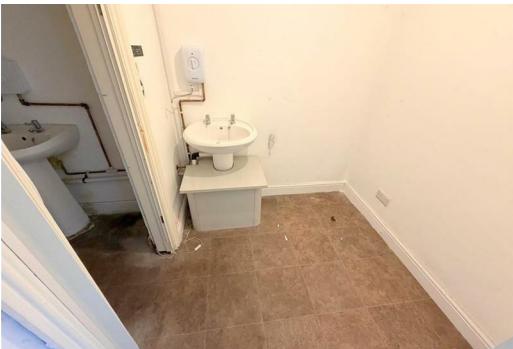
Lease Terms: FRI (Full Repairing and Insuring Lease)

VAT: We understand the property is not currently liable for VAT

Business Rates: For further information, please contact Rochdale Borough Council Business Rates Team is 01706 926170.

Legal Costs: Each party to bear their own costs.

Viewings: Strictly by appointment. Please contact Hyde Estate & Letting Agents on 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	Current	Potential	(92-100) A	Current	Potential
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-30) G			(1-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB