



## 8 Castle Street

Tyldesley, Manchester, M29 8EQ

£995 Guide Price

JonesPottsTaylor are pleased to offer TO LET this COMMERCIAL mixed use unit/office space. This historic building is positioned in prominent location in the heart of Tyldesley on Castle Street.

The premises has the flexibility of being an open plan single unit or can be split into four / five enclosed office spaces.

The unit as a whole comprises of; three separate entrances, a large open plan space segmented into small areas, a catering kitchen and three W.C toilets. The unit split into office spaces will include use of a reception area and communal toilets. Car parking is on-street within the vicinity.

This unit has previously operated as a licensed venue however it would suit a wide range of businesses including offices, stores, light manufacturing, showroom space and more. (subject to individual requirements and relevant planning consent)

Viewings are highly recommended and will be required under a viewing schedule.

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Prices Range From 760 PCM per unit
- Prominent Location In The Heart of Tyldesley
- Viewings are highly recommended
- Versatile usage Options available



## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.