



117 LEVENSHULME ROAD MANCHESTER, M18 7NF

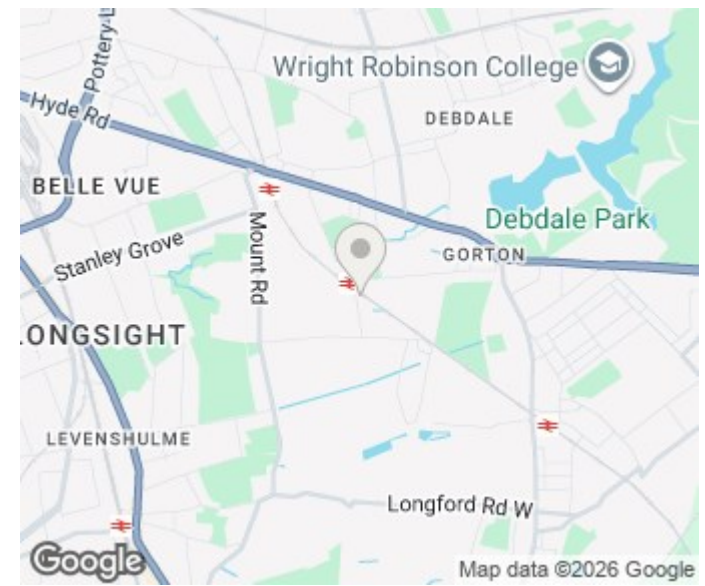
£1,400 PER MONTH


Nestled on the vibrant Levenshulme Road in Manchester, this commercial property presents an excellent opportunity for those seeking a versatile space in a bustling area. The property features a well-proportioned reception room, ideal for welcoming clients or customers, and a bathroom for convenience.

The location is particularly advantageous, as Levenshulme Road is known for its lively atmosphere and accessibility, making it a prime spot for various business ventures. Whether you are looking to establish a retail outlet, an office, or a service-based business, this property offers the flexibility to cater to your needs.

With its strategic position in Manchester, you will benefit from high foot traffic and a diverse community, ensuring that your business can thrive. The surrounding area boasts a mix of residential and commercial properties, providing a supportive environment for your enterprise.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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