

# For Sale



## Cheetham Hill

64-68 Bury Old Road, M8 5BN

Total Area: 5,542 sq ft (384 sq m)

Offers in the Region of: £750,000

## Location & Description:

- Cheetham Hill is a well-established residential suburb situated approximately 2 miles to the north of Manchester city centre. The area is prominently positioned along Bury Old Road (A665), providing direct vehicular access into Manchester and convenient connectivity to the regional motorway network, including Junction 17 of the M60 motorway.
- The locality is well served by frequent public transport links, with regular bus services operating along Bury Old Road, facilitating ease of access to Manchester city centre and surrounding areas.
- The subject property is well located on Bury Old Road near to the entrance of Cheetham Hill Shopping Centre and Tesco Superstore. Nearby occupiers include Chaiiwala, Betfred and Players.
- The property is comprised over ground, first and second floors with private gated car park to the rear.

### Demise:

Ground Floor Sales 2,699 sq ft (250.70 sq m)  
First Floor 1,433 sq ft (133.10 sq m)  
Second Floor 1,410 sq ft (131.00 sq m)

### Price:

Offers in the region of £750,000.

### Tenure:

Freehold with vacant possession.

### EPC:

Available upon request.

### Legal & Professional Fees:

Each party are to bear their own costs.

### VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

### Rateable Value:

Rateable Value (April 2026) – £47,000.

### Date Prepared:

May 2026

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information and to register, request a viewing and stay up to-date with this property please click the image below.**



### Contact Us:

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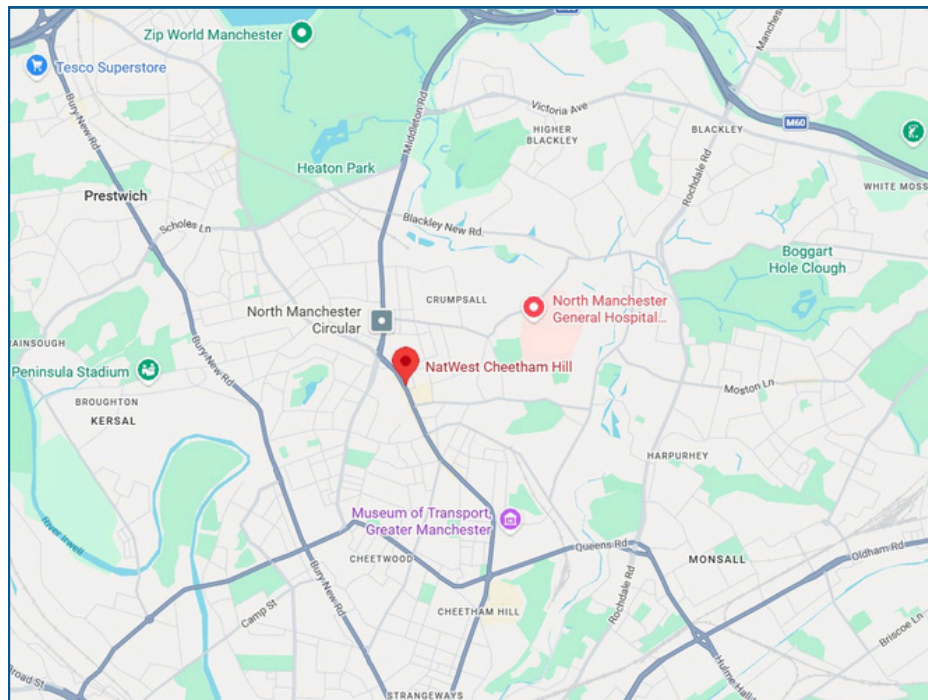
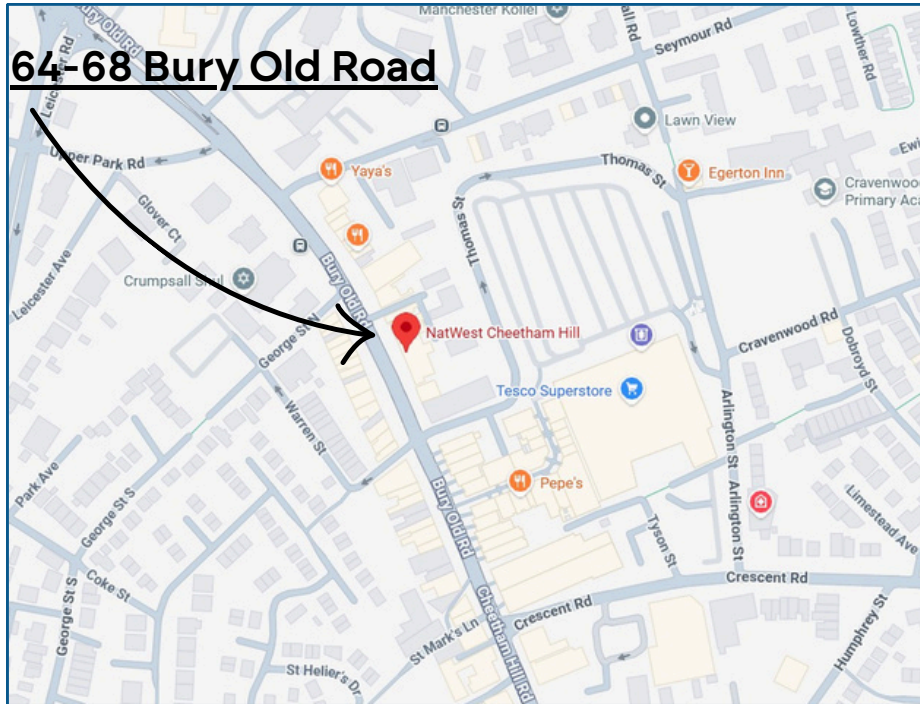
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