Gifford Dixon

Commercial Property

Office, Retail For Sale

£465,000

3,139 sq ft

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9 & 11 Manchester Road, Worsley, Manchester, M28 3NS

Substantial office premises with private car park to rear

- Well appointed offices
- Potential retail use to ground floor
- 14 private parking spaces
- Popular Worsley location
- Well maintained throughout
- Turn key opportunity



0161 667 1317
gifforddixon.co.uk





Description

An exceptional opportunity to acquire the freehold interest of a prominent, double-fronted commercial property. Positioned on a highly visible corner location along a major arterial route, with a high volume of daily passing traffic. It is an ideal acquisition for owner-occupiers seeking a landmark headquarters or commercial investors looking to capitalise on a prime Salford position.

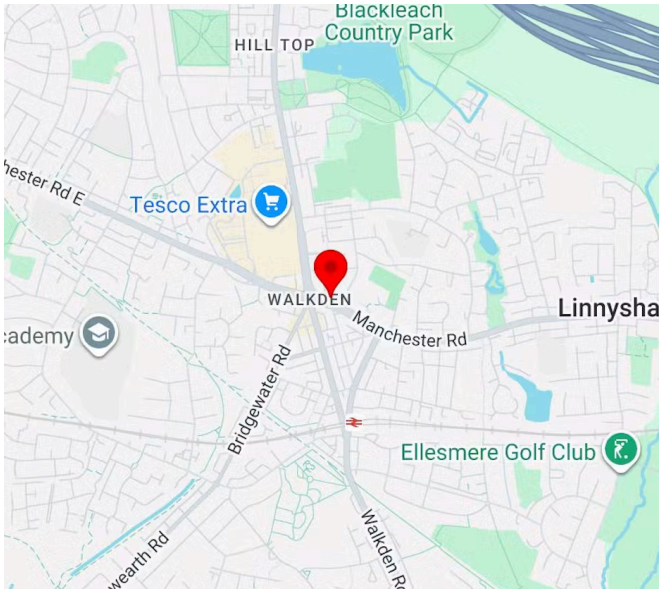
In brief, 9 & 11 Manchester Road has been connected internally to provide a substantial office premises set out over majority 2 floors, with kitchen and W/C facilities to both sides and a private rear car park for up to 8 vehicles. The layout offers an expansive ground-floor retail, showroom, or reception zone, complemented by extensive upper-floor suites ideal for private offices, treatment rooms, boardroom space, and staff facilities. An internal staircase from No. 11 provides additional useful loft storage space.

Flexible Commercial Use (Class E): The premises are perfectly suited for a broad range of alternative uses, including medical or aesthetic clinics, professional services (solicitors, accountants, estate agents), fitness studios, boutique retail showrooms, or corporate headquarters.

Location

The property is perfectly positioned within the regional commercial network, acting as an easily accessible hub for clients, customers, and employees. The property benefits from being:

- Located just moments from the primary retail core of Walkden and the Ellesmere Shopping Centre. This positions the property adjacent to heavy daily footfall driven by major regional anchors, including Tesco Extra, Aldi, and B&M Retail.
- Just minutes from the M60, M61, and M62 motorways, allowing fast regional logistics and straightforward client travel times across Greater Manchester, the North West, and the wider national network.
- Immediate positioning along the busy A575 with direct links to the A6 and the East Lancashire Road (A580) for direct access to Manchester city centre and Salford Quays.
- Located a short walk from Walkden Railway Station and regular bus networks stop virtually outside the door, seamlessly linking staff and clients to surrounding commercial and commuter hubs like Bolton, Swinton, and Leigh.



Summary

- Price: £465,000
- Business rates: Combined RV of both properties
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: E (117)

Further information

- View details on our website
- View Microsite

Contact & Viewings

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Accommodation

Floor/Unit	Description	sq ft
Ground	No. 9 Retail/Office	552
1st	No. 9 Offices	587
Ground	No. 11 Retail/Office	911
1st	No. 11 Offices	833
2nd	No. 11 Storage	256
Total		**3,139**

Services

We understand that mains gas, electric, water and drainage are connected to this premises.

Sales

The whole property is available for offers in excess of £465,000.

Business Rates

No. 9 - Rateable Value of £9,300 (01/04/26 listing)
No. 11 - Rateable Value of £22,250 (01/04/26 listing)

VAT

We understand that VAT is not applicable to this sale

Legal Fees

Each party will be responsible for their own legal costs in connection with this sale.

AML Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Gifford Dixon
Commercial Property

Gifford Dixon Commercial Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that:1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Gifford Dixon Commercial Property has any authority to make or give any representation or warranty whatever in relation to this property. 4. All rentals and prices are quoted exclusive of VAT




Fire exit







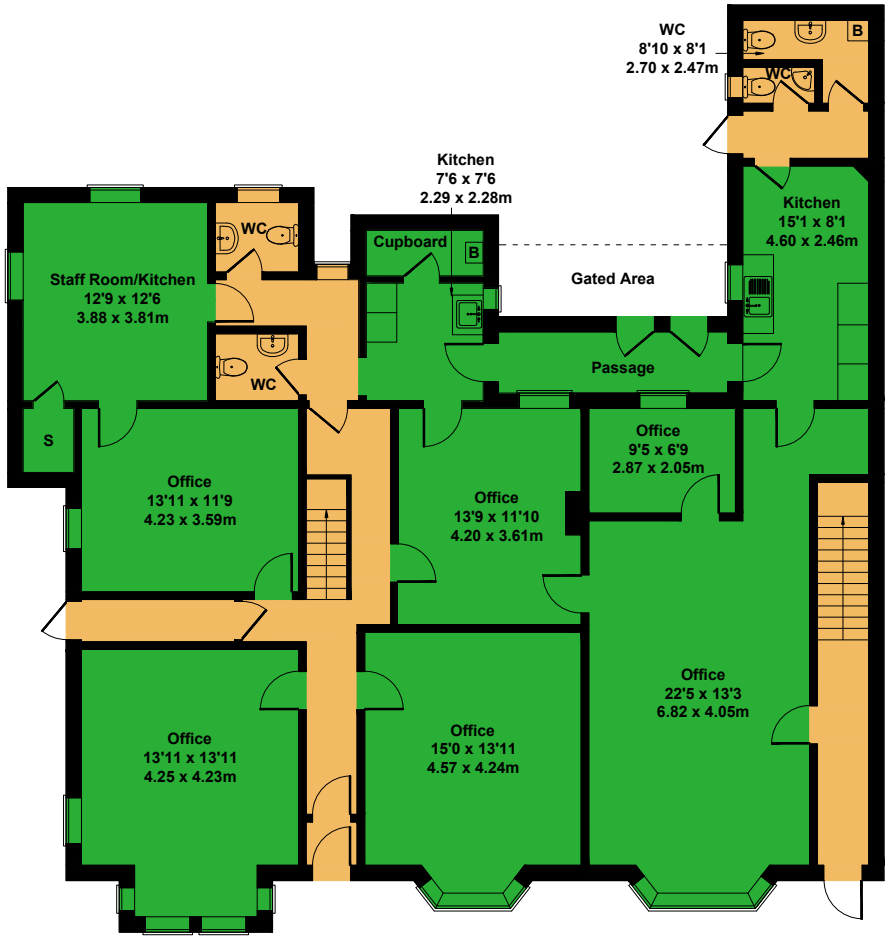




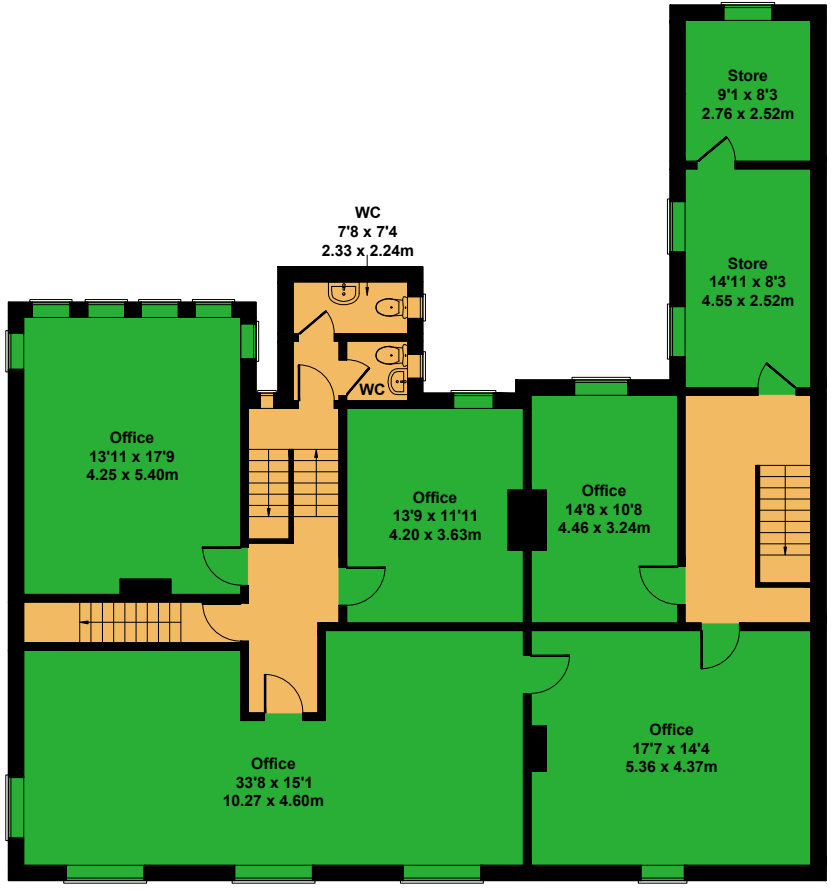


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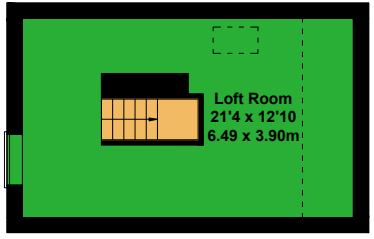
Approximate Gross Internal Area
4295 sq ft - 399 sq m



GROUND FLOOR



FIRST FLOOR



LOFT

Not to Scale. Produced by The Plan Portal 2026
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