



606/606A

Manchester | M44 5AA

£250,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# 606/606A

Manchester | | M44 5AA

## \*INVESTOR OPPORTUNITY\*

Commercial property for sale with tenants in situ.

Commercial to the ground floor includes: One very large and one smaller office to the ground floor with kitchen, storage unit and additional storage, toilet and parking for 4 vehicles to the rear which is shared between the offices and apartment

Large apartment to the first floor with two bedrooms, huge living room, bathroom and kitchen.

Both currently occupied with long term reliable tenants. ENERGY RATING - C

- \*\*INVESTOR OPPORTUNITY\*\*
- Offices, kitchen, cloakroom and storage to groundfloor with large apartment to the first floor
- Storage unit and Parking for 4 vehicles to the rear
- Long term, reliable tenants in situ.



### Main Office

29'3" x 14'6" (8.94 x 4.44)

Large open plan office with two steps dividing the space into two areas. Large modern metal windows and entrance door with built in electric shutter. Doors to the rear passageway and to a storage area under the stairs. Carpeted flooring.

### Rear Passageway

Leads to the kitchen with a door to the second office.

### Second office

8'11" x 8'0" (2.74 x 2.44)

Carpeted flooring, door into walk in storage cupboard.

### Kitchen Area

15'2" x 9'9" (4.63 x 2.99)

Generous space with modern range of wood style, wall and base units with two drawers. Space for fridge, s/s sink and drainer. Door to the downstairs toilet and external door to the yard area at the rear.

### Toilet and wash hand basin

Door to the toilet and wash hand basin with door separating the two.

### External Rear Space

Parking for 4 vehicles (shared with the apartment)

### Storage Unit

Double doors from outside to a storage unit with heating.

### Apartment

Front door from the front into a long hallway leading to stairs to the first floor.

### Hallway

Running from the front to rear of the apartment

with a couple of steps along the way. Doors lead off to the lounge, two bedrooms, shower room and kitchen.

### Lounge

21'2" x 13'5" (6.46 x 4.09)

Very large lounge with two upvc windows to the front.

### Bedroom 1

14'9" x 12'2" max (4.51 x 3.73 max)

Window to the side elevation, recently re-skimmed.

### Shower Room

6'9" x 7'1" (2.07 x 2.17)

Walk in shower cubicle, wash hand basin and toilet. Window to the side elevation. Cushion flooring

### Bedroom 2

11'5" x 9'10" (3.48 x 3.01)

Recently skimmed following some damp issues.

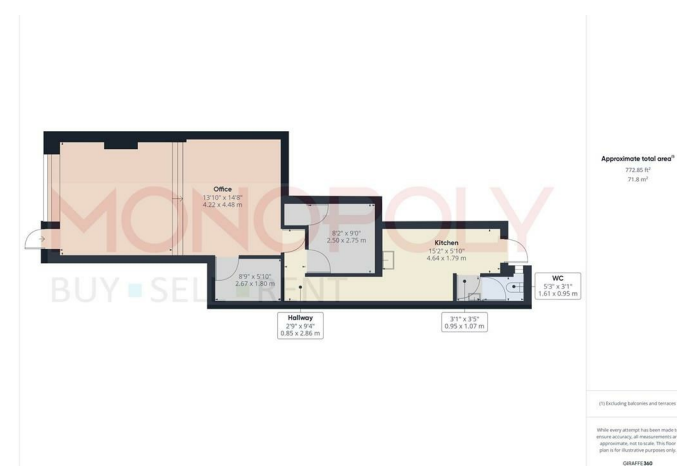
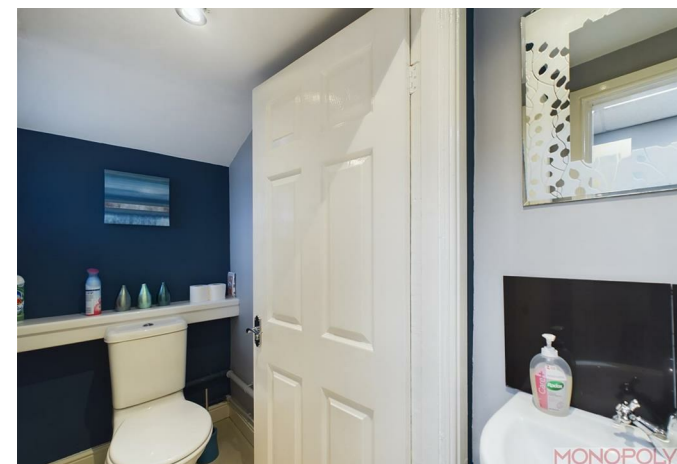
### Kitchen

10'0" x 8'1" (3.06 x 2.47)

Modern styled kitchen with white wall and base units. space for washing machine and fridge/freezer, built in cooker, hob and extractor. Window to rear elevation, cushion flooring.

### Council Tax and Business Rates

Rateable value for commercial downstairs is £6,400  
current calculation payable is 54.6 pence which is circa £3456.00  
The flat is band A









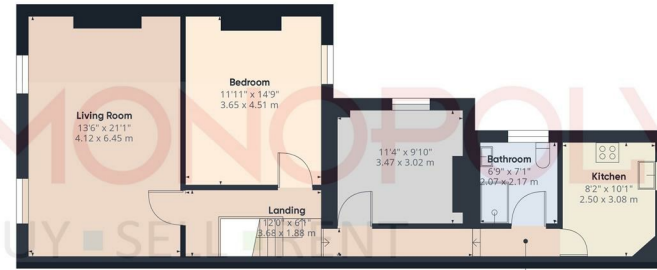
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Approximate total area\*  
890.91 ft<sup>2</sup>  
82.77 m<sup>2</sup>

Ground Floor



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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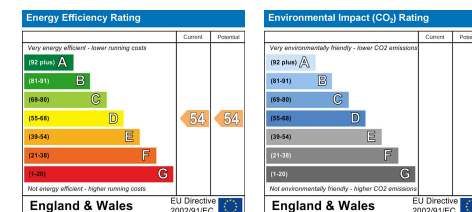


**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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