

MBRE

LEISURE/E CLASS
FOR SALE



16-22

Liverpool Road
Cadishead
M44 5AF

**4,895
SQ.FT**



- Leisure/Retail/Workshop Unit
- Extremely Prominent
- Direct Frontage onto Liverpool Rd
- Extensive Rear Yard/Parking
- Suitable for Resi or Conversion STP
- Also suitable for other E Classes
- Low Rateable Value

Location

The property is prominently located in Cadishead with direct frontage onto Liverpool Road

J11 M60 - 3.8 miles

Manchester City Centre - 11 miles

Manchester Airport - 11 miles

Irlam Train Station - 0.2 miles



Description

A 4,895 sq.ft. Unit. The property can be summarised as follows:

- Of Traditional construction with full height brick and block elevations all under pitched tiled roof
- Providing a mix of Leisure/ Workshop and Office space
- Comprising 3623 sqft ground floor leisure/workshop, 969 first floor office, 1023 sqft of yard space
- Extremely prominently located with direct main road frontage onto Liverpool Road
- Large rear yard suitable for rear loading and parking/storage
- Suitable for traditional retail/leisure/trade/office or other uses that fall within the "E" Classes
- Suitable for residential conversion or redevelopment subject to planning

Services

All mains services available to the property. Electricity, water, gas and drainage

Rateable Value

Current - £12,000

Price

£450,000

EPC

Available on request

Terms

We understand that the property is Freehold



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Via Sole Agents MBRE

Contact Michael Blackshaw 07792201467

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