

**7 STATION ROAD
URMSTON, MANCHESTER M41 9JG
FOR SALE - £350,000**



INVESTMENT OPPORTUNITY

**RETAIL UNIT OFFERING 60 SQ.M (650 SQ.FT.) PLUS BASEMENTS
LET ON A 3 YEAR LEASE FROM DEC 2022
WITH RENT PAYABLE OF £14,000 P.A.
FIRST AND SECOND FLOOR SELF CONTAINED ACCOMMODATION
OPERATING AS A 4 BED HMO. PRODUCING £15,240 P.A.
TOTAL INCOME £29,240 P.A. PARKING TO THE REAR.**

DESCRIPTION

Situated in the centre of Urmston we are instructed to offer to the market this three storeys mid terraced mixed use commercial property comprising ground floor retail unit with four bed HMO on the upper floors.

The ground floor retail unit and basements have been recently rented out for a period of 3 years with rent payable of £14,000 p.a. providing approximately 60 sq.m (650 s.ft.) The HMO four rooms produce £15,240 p.a. with shared breakfast kitchen, bathroom and a shower room, plus two store rooms. The accommodation benefits from uPVC double glazing and has recently benefited from new rendering to the front elevation. The retail unit and HMO are separately metered with the occupants paying their own electric and gas and the vendor covers the water charge on the HMO. To the rear there is a flagged parking area for two cars. Total income is £29,240 p.a. Producing a yield in the region of 8.25%.

GROUND FLOOR plus BASEMENTS – Let on a 3 year lease from December 2022 with rent payable of £14,000 P.A.

ENTRANCE/RETAIL AREA (11.5m x 4m)

With false ceiling with inset fluorescent strip lighting. Wall mounted alarm control system. Numerous alarm sensors, perimeter power points, central heating radiators with doorway to rear leading through to

OFFICE (3.9m x 2.5m)

With false ceiling with fluorescent strip lighting. Alarm sensor. Numerous power points. Hardwood glazed window overlooking the side of the property and further opening leading through to

WC

WC with central ceiling light and wall mounted boiler.

FIRST AND SECOND FLOOR HMO – CURRENTLY PRODUCING AN INCOME OF £15,240 P.A.

ENTRANCE

External steel staircase leading through to uPVC entrance door. In turn leading through to

KITCHEN

Comprising stainless steel 1 ½ bowl sink unit with range of base and matching wall units above. Part tiled walls. Built in washing machine. Washer/dryer and oven. Fridge/freezer with door leading through to

INNER HALLWAY

With stairs to the second floor with central heating radiator and doors to

ROOM 1 (5.8m x 4.1m) - £320 PCM

With uPVC double glazed window overlooking the front. Central heating radiator. Feature cast iron fire place. Ceiling light.

STORE ROOM (1.6m x 1.6m)

Under stairs store room with ceiling light. Central heating radiator.

ROOM 2 (4.6m x 2.5m)(maximum) - £280 EVERY 4 WEEKS

With uPVC double glazed window overlooking the rear. Central heating radiator.

STOREROOM (3.2m x 2.9m)

“L” shaped room with central heating radiator. Ceiling light.

BATHROOM (2.3m x 1.5m)

Comprising 3 piece white suite with shower positioned above the bath. Part tiled walls and floor. uPVC obscured glazed window overlooking the side. Ceiling light.

SECOND FLOOR ACCOMMODATION

Split level landing with central heating radiator and doors providing access to

ROOM 3 (3.9m x 3.3m) - £300 PCM

With fitted furniture. uPVC window overlooking the rear. Central heating radiator. Ceiling light.

SHOWER ROOM (2.4m x 1m)

Comprising 3 piece suite with fully tiled walls. Ceiling light.

ROOM 4 (4.3m x 4.4m) - £320 EVERY 4 WEEKS

With uPVC double glazed window overlooking the front. Ceiling light. Central heating radiator.

OUTSIDE TO THE REAR

To the rear of the property there is a flagged area providing parking for 1 / 2 cars.

RATEABLE VALUE - £7,300 P.A.

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



AWAITING EPCS

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.