

59 CROSS STREET SALE, MANCHESTER M33 7HF FOR SALE - £260,000



INVESTMENT OPPORTUNITY
TWO STOREY REFURBISHED RETAIL UNIT
PROVIDING A TOTAL OF 149 SQ.M (1604 SQ.FT.)
WITH 3 CAR PARKING SPACES TO THE REAR.
CURRENTLY PRODUCING £18,000 P.A.

DESCRIPTION

The property comprises ground and first floor retail space which was fully refurbished in 2020 and offers open plan retail area, kitchen and WC on the ground floor with further open plan retail space on the first floor plus an office providing a total of 149 sq.m (1604 sq.ft.). To the rear of the property there is tarmac hardstanding providing 3 car parking spaces. It is let on a 6 year lease from 6th July 2020 to Style Junky Boutique Limited with a personal guarantee at £18,000 p.a.

ENTRANCE

UPVc glazed entrance door leading through to vestibule with wall mounted alarm control panel. Cupboard housing meters with further door leading through to

RETAIL AREA (10.6m x 5.2m)

With range of ceiling lights. Perimeter power points. Wall mounted heaters. Opening through to

VESTIBULE (3.5m x 2.1m)

With staircase to the first floor. Fire exit. Wall mounted fire control panel. Alarm control panel and further doors leading through to

KITCHEN (3.5m x 1.8m)

With stainless steel sink unit set into marble effect worktop with range of base units below and matching wall units above. Wall mounted heater. Doors through to

WC

STORE ROOM (4.3m x 3.3m)

FIRST FLOOR ACCOMMODATION

Staircase from the vestibule leading to

RETAIL AREA 2 (6.4m x 3.5m)(plus 5.2m x 4.2)

UPVc double glazed windows overlooking the side and rear of the property. Range of LED ceiling lights. Loft access hatch with opening leading through to

RETAIL AREA 3 (5.5m x 5.2m)

With UPVc double glazed windows overlooking the front. Range of inset down lighters. Perimeter power points.

OUTSIDE TO THE REAR

To the rear of the property there is tarmac hardstanding with three car parking spaces.

RATEABLE VALUE

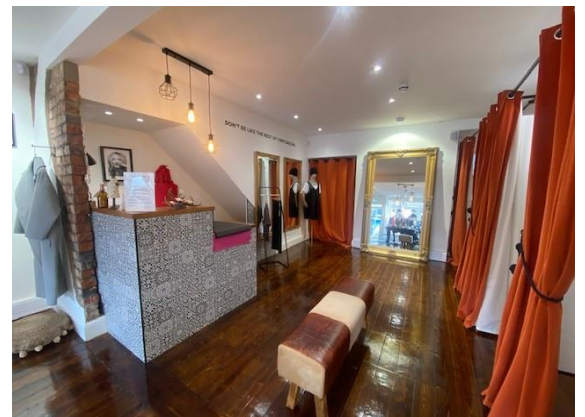
(Vendor pls confirm)

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.



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.

AWAITING EPC