

**68 MARSLAND ROAD
SALE, MANCHESTER M33 3HG
FOR SALE - £350,000**



PART INVESTMENT

**GROUND FLOOR OFFICE/RETAIL UNIT PROVIDING APPROXIMATELY
655 SQ.FT. LET ON A 5 YEAR LEASE FROM OCTOBER 2019
AT £12,000 P.A. THE FIRST FLOOR OFFERS AN OFFICE SUITE
WITH VACANT POSSESSION WITH PERMITTED RESIDENTIAL USE.**

GROUND FLOOR OFFICE/RETAIL UNIT

Let to D H Partnership Limited on a 5 year lease from 8th October 2019 with rent payable of £12,000 p.a.

OFFICE 1 (6m x 4.3m)

Corner entrance door with full height display windows with the benefit of internal security bars overlooking the front. Perimeter power points. Central heating radiators. Alarm control panel. Fluorescent strip ceiling light. Door leading through to

INNER HALLWAY (3.4m x 0.9m)

With ceiling light. Central heating radiator. Door to basements and further door providing access to

OFFICE 2 (4.1m x 2.3m)

With Upvc double glazed window overlooking the side of the property. Fluorescent strip ceiling light. Central heating radiators. Power points.

WC

WC with part tiled walls. Air extractor. Wall light. Sink unit.

KITCHEN/STAFFROOM (5.9m x 4.8m)(maximum)

"L" shaped room providing a total of (242 sq.ft.) comprising stainless steel sink unit set into run of marble effect worktop with base units below, matching adjacent worktop with base units and wall units. Part tiled walls. Wall mounted combi boiler. Upvc double glazed windows overlooking the rear and side of the property with the benefit of internal security bars. Central heating radiator. Fluorescent strip ceiling lights. Upvc fire escape.

BASEMENTS

Chamber 1 (3.9m x 3.7m)

Chamber 2 (4.1m x 3.5m)

Chamber 3 (3.1m x 0.9m)

Chamber 4 (3.1m x 1.1m)

FIRST FLOOR OFFICE ACCOMMODATION

Currently tenanted and offered with vacant possession from 1st March 2024.

Benefitting from separate gas, electric and water meters, double glazing, central heating, LED lighting and grey laminate flooring throughout. Accessed via an independent side entrance door leading to first floor landing with doors to

OFFICE 1 (5.9m x 4.2m)(into Upvc double glazed bay)

With further single Upvc windows overlooking the front and side of the property.

OFFICE 2 (4.3m x 4.3m)(maximum)

With Upvc double glazed windows overlooking the side and rear of the property.

BATHROOM (2.4n x 1.7m)(maximum)

With Upvc obscure glazed window overlooking the rear with WC and wash hand basin. Ceiling light.

KITCHEN/STAFFROOM (3.2m x 3.1m)

Comprising stainless steel sink unit set into run of worktop with range of base units below. Wall mounted boiler. Upvc double glazed window overlooking the rear.

OUTSIDE

To the side of the property there is an enclosed garden with perimeter fencing with an addition of a substantial timber store with the benefit of electric measuring (5.4m x 3.7m).

RATEABLE VALUE (Vendor pls confirm)



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.

**EPC-Ground Floor 68 Marsland Rd-D Rating:-
Cert No: 0140-0331-6189-4921-3006
EPC-First Floor 68A Marsland Rd-D Rating:-
Cert No: 0091-2418-2430-1800-1103**