

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**60 FLIXTON ROAD
URMSTON, MANCHESTER M41 5AB
FOR SALE – O/O £299,000**



**CORNER RETAIL UNIT
WITH ACCOMMODATION OVER THREE FLOORS
PROVIDING APPROXIMATELY 119 SQ.M. (1282 SQ.FT.).
ENCLOSED REAR YARD PROVIDING PARKING.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

ENTRANCE

Tiled covered entrance porch leading to a part glazed entrance door with display windows to the front and side of the property with a return frontage totalling **9.5m** leading through to

RETAIL AREA 1 (9m x 5.6m)

With tiled flooring. Range of inset LED down lighters plus additional pendant lighting. Range of perimeter power points. Window overlooking the rear of the property. Fire escape. Opening to

RETAIL AREA 2 (3.5m x 2.5m)

With ceiling light. Built in worktop with various store and shelving units. Built in wash hand basin. Numerous power points. Door leading through to

KITCHEN (3m x 2.1m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of white fronted base units below and adjacent matching worktop and base units. Built in shelving. Numerous power points. Wash hand basin. Fire escape.

FIRST FLOOR ACCOMMODATION

Staircase from retail area 1 leading to a split level landing. With ceiling light and doors providing access to

ROOM 1 (3.1m x 2.6m (into chimney breast))

False ceiling with inset LED panel lighting. Sash window overlooking the rear of the property. Power points.

BATHROOM (1.7m x 1.5m)

Comprising WC with wash hand basin. Inset down lighters. uPVC obscured glazed window overlooking the side of the property. Tiled flooring.

ROOM 2 (3.3m x 3.1m)

False ceiling with inset fluorescent strip lighting. Window overlooking the rear of the property. Power points.

ROOM 3 (5.2m x 4m)

With two uPVC windows overlooking the front of the property. Ceiling light. Power points. Feature fireplace.

SECOND FLOOR ACCOMMODATION

ROOM 4 (4.7m x 2.6m)

Window overlooking the rear of the property. Ceiling light. Power points.

OUTSIDE

To the rear of the property there is concrete hardstanding and brick perimeter walls providing parking.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £10,250 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

USE CLASS – The building falls under class 'E' and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

VIEWING

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

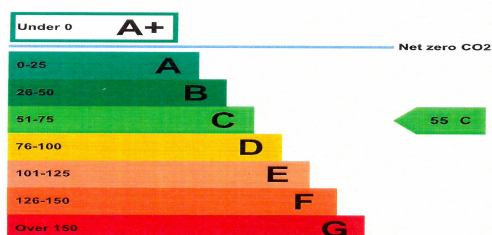
ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

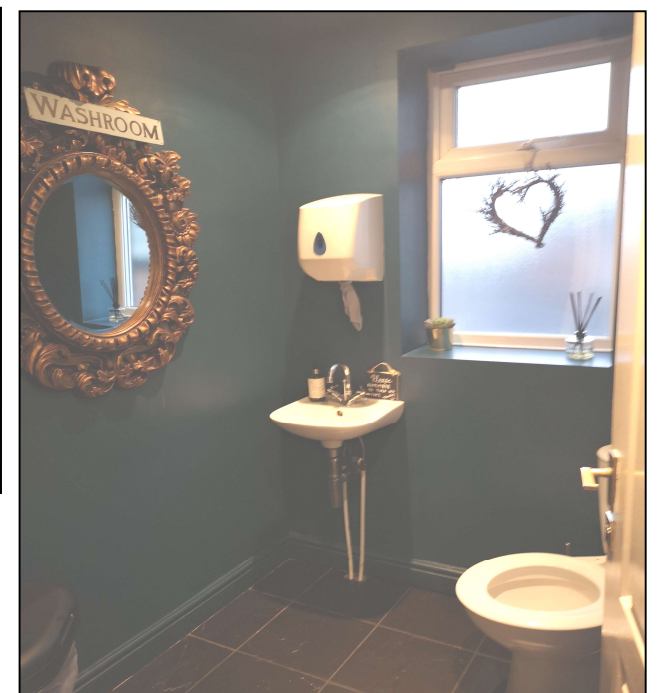


Energy rating and score

This property's energy rating is C.



60 FLIXTON ROAD, URMSTON, MANCHESTER M41 5AB –
O.I.R.O - £320,000



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.