

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**132 NORTHENDEN ROAD
SALE MOOR, MANCHESTER M33 3HE
FOR SALE - £330,000**



**CORNER RETAIL UNIT WITH REAR STORE/WORKSHOP
PROVIDING APPROXIMATELY 86.5 SQ.M (932 SQ.FT.)
PLUS BASEMENT STORAGE.
PLUS 2 X ONE BEDROOM SELF CONTAINED, INDEPENDANTLY
METERED FLATS ON THE FIRST FLOOR**

THOMAS WILLMAX LIMITED
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info@thomaswillmax.co.uk
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ENTRANCE

Part glazed entrance door with display windows to each side providing a frontage of 7m

RETAIL AREA (8.1m x 5.8m)(maximum)

With double glazed display windows to the front and the side of the property. False ceiling with inset fluorescent strip lighting. Perimeter power points. Door leading through to inner hallway with doors to

RETAIL AREA 2 (4.4m x 2.9m)

With double glazed window overlooking the side of the property. Perimeter power points. False ceiling with inset fluorescent strip lighting.

STORE/WORKSHOP (7.5m x 3.6m)

With independent double opening loading access doors from the side of the property. Fluorescent strip ceiling light and door to

WC

WC with wash hand basin. Ceiling light.

BASEMENTS

Comprising of 3 storage chambers:-

Chamber 1 (2.5m x 1.4m)

Chamber 2 (5.5m x 2.5m)

Chamber 3 (6m x 4.8m)

Housing water meters and electric meters.

FIRST FLOOR ACCOMMODATION

Independently accessed from the door at the side of the property off Warrener Street leading to staircase and first floor landing with wall mounted fire control panel. Doors providing access to

FLAT 1

Comprising entrance hallway with wall mounted intercom. Central heating radiator and doors providing access to

LOUNGE (4.8m x 4.4m)

With Upvc double glazed windows overlooking the side and the front of the property. Central heating radiator. Power points. Cupboard housing boiler and gas meter. Central ceiling light. Laminate flooring.

KITCHEN (2.2m x 2m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of beech fronted base units below and matching wall units above. Built in four ring electric hob with electric oven below. Part tiled walls. Power points. Ceiling light.

BEDROOM (3.8m x 3.4m)(maximum)

With Upvc double glazed window overlooking the side of the property. Central heating radiator. Power points. Ceiling light. With door to

SHOWER ROOM

Comprising corner shower cubicle with tiled walls. WC and wash hand basin. Central heating radiator. Ceiling light and air extractor.

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.

FLAT 2

Entrance hallway with intercom. Ceiling light and doors providing access to

LOUNGE (4m x 3.9m)(maximum)

With Upvc double glazed window overlooking the side of the property. Central heating radiator. Ceiling light. Laminate flooring.

BREAKFAST KITCHEN (4.7m x 2.5m)(maximum)

Comprising stainless steel sink unit set into run of marble effect worktop with slate effect base units and matching wall units above. Built in four ring electric hob with electric oven below. Upvc double glazed window overlooking the rear. Central heating radiator.

BEDROOM (4.1m x 2.9m)(maximum)

Upvc double glazed window overlooking the side. Central heating radiator. Ceiling light. Power points.

BATHROOM (2.5m x 2m)

Comprising 3 piece white suite with shower positioned above the bath. Part tiled walls. Wall mounted boiler. Obscure glazed window overlooking the side of the property. Ceiling light.

RATEABLE VALUE - £12,500 p.a.

COUNCIL TAX BANDING – Trafford Council Band A

VIEWING

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

USE CLASS

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



AWAITING EPC FOR THE GROUND FLOOR
FLAT 1 EPC- D RATING-0360-2170-9320-2024-7585
AWAITING EPC FOR FLAT 2