

**2 CROFTS BANK ROAD  
URMSTON, MANCHESTER M41 0TS  
FOR SALE - £350,000**



**PROMINENT CORNER GROUND FLOOR UNIT WITH  
BASEMENTS OFFERING A  
TOTAL OF 176 SQ.M. (1,895 SQ.FT.).  
SUITABLE FOR INVESTMENT, RETAIL, OFFICE,  
MEDICAL/CONSULTING OR CAFÉ USE.**

## DESCRIPTION

Situated in the centre of Urmston this former bank building is situated in a prominent position on the main crossroads with a high footfall.

The unit would be suitable for retail, office, café or consulting/medical use and provides accommodation on the ground floor extending to 95 sq.m. (1,023 sq.ft.) with full height basements offering a further 81 sq.m. (872 sq.ft.) split into a number of chambers.

There are independent electric and water meters with facilities on both the ground floor and basement to install kitchens and WC's.

Incentives are available to contribute towards tenants fit out.

## ENTRANCE

Double opening hardwood entrance doors leading through to

## RETAIL/OFFICE AREA (11.3m x 8.4m)

With numerous double glazed windows overlooking the front and side of the property. Ceiling height of 2.8m. Waste and water supply. With stairs leading down to

## LOWER GROUND FLOOR

### Chamber 1 (8.2m x 2.8m)

Waste and water supply

### Chamber 2 (7.7m x 2.5m)

Wall mounted electric meter

### Chamber 3 (4.8m x 1.7m)

### Chamber 4 (3.7m x 3m)

Former safe/Walk in strong room

### Chamber 5 (5.5m x 2.1m)

### Chamber 6 (2.8m x 2.5m)

### Chamber 7/Store

Water meter

## USE CLASS

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

## RATEABLE VALUE – To be confirmed

## TENURE – Leasehold

## 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.