

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

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THOMASWILLMAX.CO.UK

424 BARLOW MOOR ROAD CHORLTON CUM HARDY, MANCHESTER M21 8AD FOR SALE - £360,000



INVESTMENT OPPORTUNITY/DEVELOPMENT

**GROUND FLOOR RETAIL UNIT LET OUT ON A 10 YEAR LEASE
PAYING £12,000 P.A. PLUS FIRST FLOOR FLAT WITH 3 BEDROOMS
LET OUT SPERATELY ON 6 MONTH ASTS WITH A RENTAL INCOME
OF £10,200 P.A. TOTAL INCOME £22,200 P.A.**

THOMAS WILLMAX LIMITED
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DESCRIPTION

Income producing/investment/development in prime location in Chorlton village. Modern Retail unit with self-contained 3 bedroom flat above. Three good size bedrooms with bay windows. Large lounge, kitchen which is in need of refurbishment. Large garden to the rear.

RETAIL AREA

Let on a 10 year lease from 2020 paying a rent of £12,000 p.a.

LIVING ACCOMMODTION

Comprising of 3 bedrooms let out separately on 6 month ASTs producing a total income of £10,200 p.a. All require a full renovation.

RATEABLE VALUE/COUNCIL TAX BANDING

(Vendor pls confirm)

TENURE

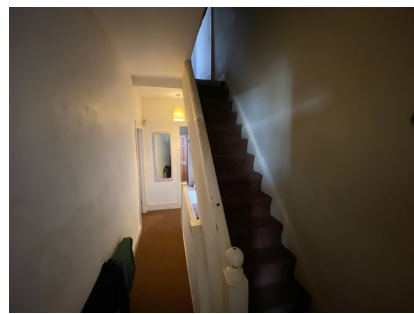
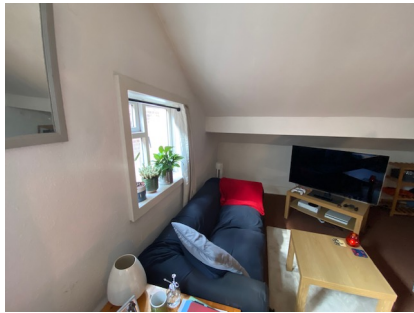
Long leasehold with ground rent payable of £8 p.a.

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.



Epc rating:
Rating E:
Residential
2364-3023-2209-8237-5200

Commercial:
Awaiting EPC

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.