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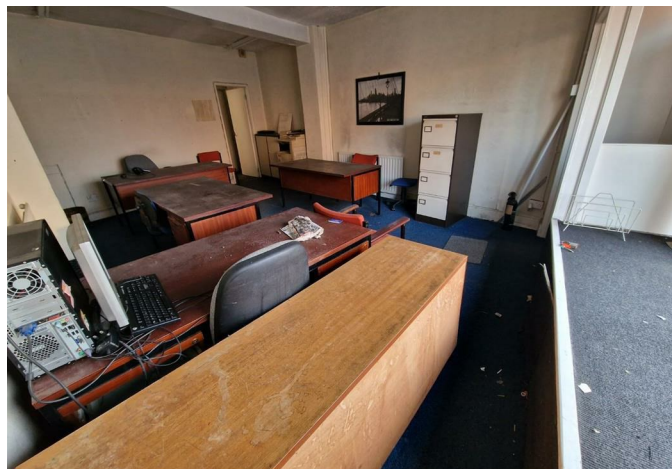
9 WATER STREET  
Manchester, M26 3DE  
Auction Guide £65,000

# 9 WATER STREET

Property at a glance

- GUIDE PRICE £65,000 - £75,000
- COMMERCIAL PROPERTY IN RADCLIFFE
- MAIN ROAD LOCATION
- IDEAL INVESTMENT

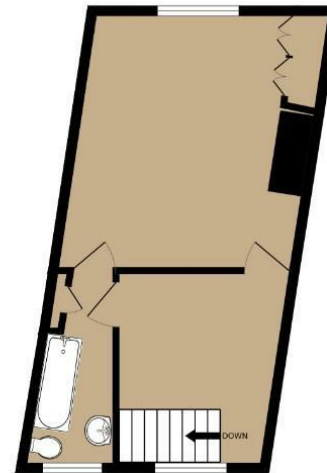
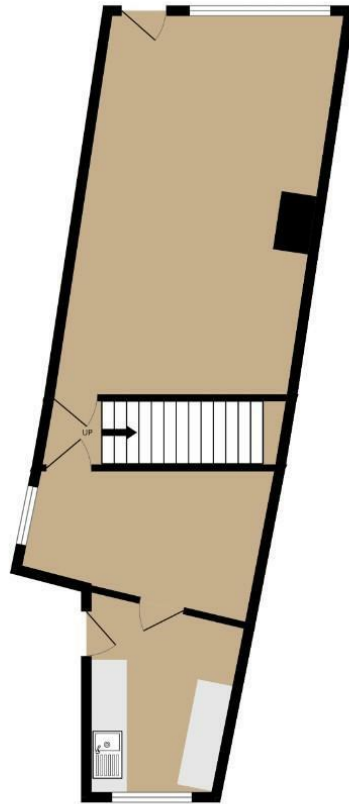
For sale via Pearson Ferrier Auctions starting Tuesday 10th September, bidding will be on the Pearson Ferrier website and you can register to bid now. A commercial property located on a main road position in Radcliffe. The property is set over two floors and would be of interest to buy to let investors and developers. The property is well placed in a parade of shops and within walking distance of Radcliffe centre and tram links to Manchester, Contact Pearson Ferrier to arrange your viewing. Auction guide price £65,000 - £75,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction. Pre auction offers are invited under auction conditions.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with iMeasure v2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-60) D			
(39-54) E				(D2-54) E			
(21-38) F				(D1-38) F			
(1-20) G				(E1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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