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253 Barlow Moor Road
Chorlton M21 7GJ
£250,000



MAINANDMAIN.CO.UK

253 Barlow Moor Road

Chorlton M21 7GJ

£250,000

A Substantial Investment property Let for an Initial period of Ten years (five years remaining on lease). Present Rent £14,000 p.a.

Situated on the slip road off Barlow Moor Road and overlooking Southern Cemetery, this two storey unit represents an excellent investment opportunity,

It lies within a mixed usage premises which have always been sought-after whenever they come to market.

The property is within half a mile of the Princess Parkway, a couple of miles from Chorlton Centre and some four miles from the City Centre.

- Excellent Frontage
- Large Storage Area to rear
- Off Road Parking
- Excellent Investment Opportunity
- Retail Shop A1 plus First Floor
- 1410 sq.ft. approx plus storage
- Advised Freehold

Retail Shop
30' x 18'6"

Kitchen
10'11" x 8'

Separate WC and Washroom

Store Room (Rear)
12'7" x 11'7"

Stairs to First Floor Landing

Front Room (Originally Two)
20'8" x 10' 10"

Middle Room
17'9" x 14'8"

Rear Room
11'6" x 10'10"

Outside

Enclosed Rear Yard with concrete and block work storage shed 20' x 9'6"

Forecourt to the front

Total Area 1410 sq.ft. (130.00 sq.m.)

Plus Storage 193 sq.ft. (17.95 sq.m.)

Rental Income £14,000 p.a. Exc F.R.I.

Residue of 10 year lease with approximately 5 years remaining.

NB: Sold with Tenant in Situ

Tenure: Freehold

Council Tax: Manchester City Council

To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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