



420 Barlow Moor Road  
Chorlton M21 8AD  
£525,000





# 420 Barlow Moor Road Chorlton M21 8AD

£525,000

Investment Property. Lock up retail unit with separate flat above (Both Let).

For Sale By Auction at a date to be announced unless previously sold. A FREEHOLD Investment property situated in the centre of Chorlton Centre.

The Ground Floor is let to an Opticians and the flat above on an A.S.T.

The premises are on three floors plus basement cellars.

Chorlton Centre is only a few miles from Manchester City Centre and has become highly sought after by investors over recent years. This property will prove to be an excellent investment.

Units like this seldom come to the market. Property being sold due to retirement.

- Investment property
- Fully Let
- Retail Shop/Flat Above
- Freehold
- By Auction Unless sold previously

## Shop Unit - Ground Floor

Shop Area  
30'8" x 14'7"  
Opens to:

Rear Room  
16'4" x 7'5"

Tenure: Freehold

Council Tax:

Consulting Room  
11'4" x 10'0"

Rear Hallway  
4'5" x 6'9"

Rear Office  
6'3" x 10'3"

Office  
11'3" max x 9'0" max

Kitchen  
11'3" x 9'0"

WC  
5'9" x 3'3"

Lower Ground Floor  
Unconverted. Utilised as storage space.

Cellar Chamber One  
14'6" x 11'4"

Cellar Chamber Two  
14'0" x 13'1"

Flat  
With own entrance from Barlow Moor Road.

Corridor leading to stairs to first floor landing.

Living/Dining Room  
14'10" x 15'8"

Kitchen  
8'11" x 8'7"

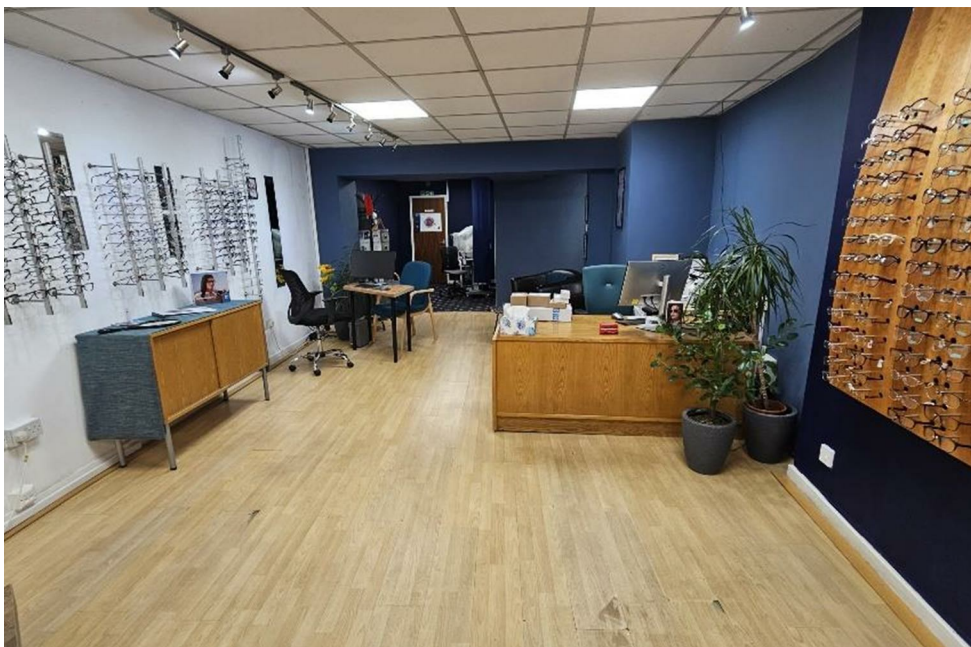
Shower Room/WC  
6'0" x 5'6"

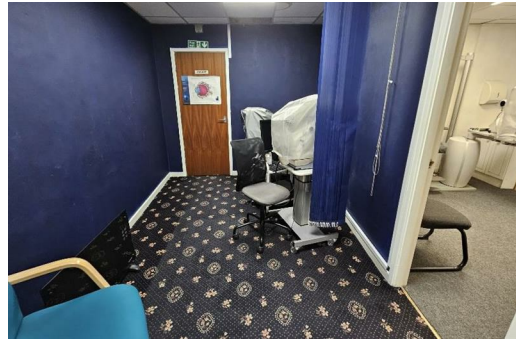
Bedroom  
12'0" x 11'6"

Stairs leading to second floor landing.

Bedroom  
14'9" red to 8'5" x 16'7"  
Irregular Shape

Bedroom  
12'1" x 12'2"





**Barlow Moor Road**  
Approximate Gross Internal Area  
2567 sq ft - 238 sq m



Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



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| England & Wales                                      |             |
|--|-------------|
| EU Directive 2002/91/EC                              |             |
| Very environmentally friendly - lower CO2 emissions  | (92 plus) A |
| Very environmentally friendly - higher CO2 emissions | (81-91) B   |
|  | (69-80) C   |
|  | (55-68) D   |
|  | (39-54) E   |
|  | (21-38) F   |
| Not environmentally friendly - higher CO2 emissions  | (1-20) G    |
| Current  | Potential   |

| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| 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    |
| Current                                     | Potential   |

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.

