



119 Northenden Road
Sale Moor M33 3HF
£250,000





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A FREEHOLD Mixed Commercial Investment Property (Shop and Separate Flat above).

Situated in the centre of Sale Moor Village, this property is let on the Ground Floor to Greenhalgh's Bakers with the Upper Floors let on an Assured Shorthold Tenancy basis. The flat does require some updating which in turn would increase the rent substantially. Lease details towards end of brochure.

Sale Moor Village is a very busy centre near the M60 Motorway. The main car park for the village is just across the road. Sale Town Centre is just over a mile away.

This is a great opportunity not to be missed. For those with a private pension you would be able to purchase the Ground Floor through your pension fund providing one splits the deeds with the flat being under a separate ownership. This would maximise revenue and reduce your taxation.

NB: You will need to check with your Pension Provider to ensure there are sufficient funds with the pension to purchase the Ground Floor.

Commercial EPC (119):

Residential EPC (119a): 55 = EPC Rating 'D' (100m2)

Total floorspace = 163m2.

Tenure: Freehold

Council Tax: Trafford A

- Investment Property
- Shop and Separate Flat Above
- Central Location
- Total Rent £18,240 per annum
- NO ONWARD CHAIN

Ground Floor
SHOP - TOTAL FLOOR AREA 681 sq.ft. (63.289 sq.m.)

The Property is let to Greenhalgh's Craft Bakery Limited from the 15/03/2017.

The Rent Review has recently been updated and agreed at £12,000 per annum Exclusive plus Insurance.

Lease Terminates on the 31st March ?

Flat Above

The Present Tenants are holding over under the existing Assured Shorthold Tenancy Agreement.

Rent payable at present £520 per month (£6240 per annum)

Entrance

Accessed via gated rear access with stairs rising to entrance door.

Entrance Hallway

8'8" x 9'4"

Living Room

14'10" x 14'9"

Dining Kitchen

14'10" x 12'1"

Bathroom

9'3" x 7'6"

Second Floor Landing

Rear Bedroom

9'3" x 7'8"

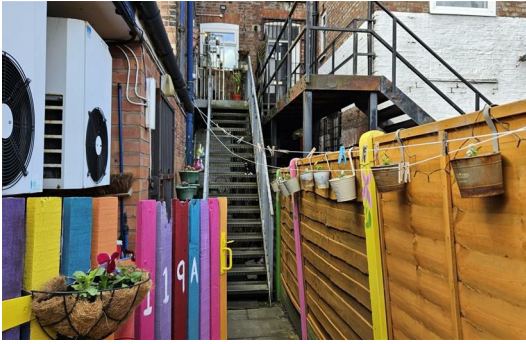
Middle Room (used as bedroom)

14'9" x 12'7"

Front Bedroom

14'9" x 10'6"





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

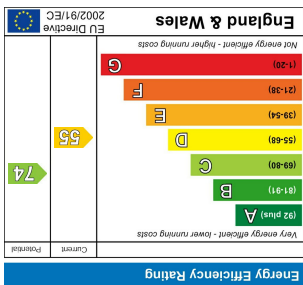
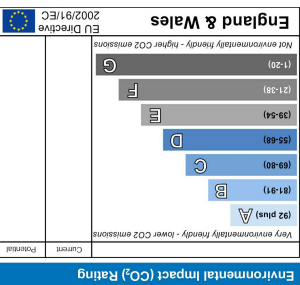


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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is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

