

rightmove



# FOR SALE

## EXCELLENT INVESTMENT OPPORTUNITY



## PRIME FREEHOLD INVESTMENT

SALE - 1, 3, 5, 7, 9, 11, 13, 15, 19 & MARSLAND  
CHAMBERS, MARSLAND RD, SALE M33 3HP PLUS 3  
GARAGES AT CONWAY RD

PRICE – ON APPLICATION

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## SALE - 1, 3, 5, 7, 9, 11, 13, 15, 19 & MARSLAND CHAMBERS, MARSLAND RD, SALE M33 3HP PLUS 3 GARAGES AT CONWAY RD

### LOCATION

The parade is located on the south side of Marsland Road (B5166) at its junction with Conway Road in Sale Moor, Sale, Manchester. Sale Town Centre is less than 1 mile to the west which includes a variety of shops, bars, restaurants and also Sale Metrolink Station. Junction 6 of the M60 motorway is less than 1 mile north east.

Manchester City Centre is approximately 5 miles north east.

### DESCRIPTION

The property essentially comprises a terrace of 9 retail units with accommodation across ground and first floor of brick construction beneath pitched roofing.

Most of the terraces are occupied by single tenants with the exception of 1 and 3 Marsland Road which have ground floor tenants with an accountancy practice based above both ground floor units under the address "Marsland Chambers"; together with 13 Marsland Road which has a ground floor tenant and self-contained first floor office tenant (13a).

Each terrace has a yard area to the rear and there are also three garages to the side/rear of the parade – fronting Conway Road. Please note 17 Marsland Road is in separate ownership.

### TENANCIES

Tenancies under negotiation

### TENURE

The property is Freehold

### VAT

Not VAT registered

### EPC

Certificate and report are available upon request

### PROPOSAL

This is an excellent opportunity to purchase An investment in a vibrant centre.

Price in on application

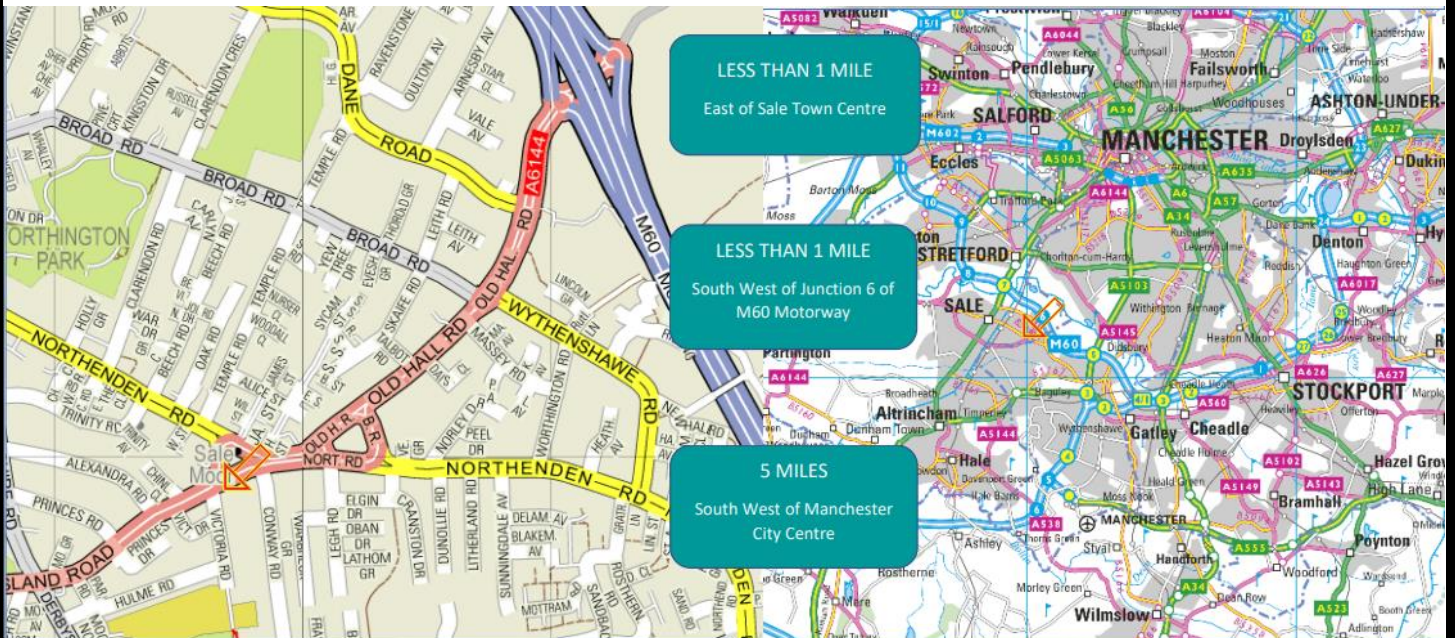
### Viewing

**Strictly by appointment only.**

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**LOCATION – MARSLAND ROAD, SALE**

The parade is located on the south side of Marsland Road (B5166) at its junction with Conway Road in Sale Moor, Sale, Manchester. Sale Town Centre is less than 1 mile to the west which includes a variety of shops, bars, restaurants and also Sale Metrolink Station. Junction 6 of the M60 motorway is less than 1 mile north east. Manchester City Centre is approximately 5 miles north east.