



111 Washway Road, Sale, M33 7TY By Auction £385,000

Sanderson James is thrilled to present this flat include an exceptional commercial property and three flats, situated in a prime location alongside the main road A56, for online auction via Sanderson James online auction platform.

Nestled in a residential area near Sale City Centre and adjacent to the main road, this property offers promising business opportunities and a multitude of prospects.

Fully Let with tenant-in-situ, details are included in the legal pack. If you're keen on seizing this investment opportunity, register now to participate in the bidding process or contact us for more details.



Commercial Shop

A generously sized office space with an expansive window, perfect for showcasing and promoting your products. Additionally, there's a convenient storage room at the back, along with a well-appointed toilet.

EPC rating: D

Flat 1

A charming studio flat situated on the ground floor with a comfortable lounge area and an open kitchen. This flat offers a pleasant living space, and a well-appointed bathroom completes with shower cubicle.

EPC rating: D

Flat 2

A studio flat situated on the first floor, with a studio room, a thoughtfully designed kitchen and a bathroom with both bath and shower facilities.

EPC rating: D

Flat 3

A duplex flat on the top floor, boasted with a spacious lounge, with the kitchen, bedroom and bedroom above.

EPC rating: E

Sales Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Sales opening hours

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

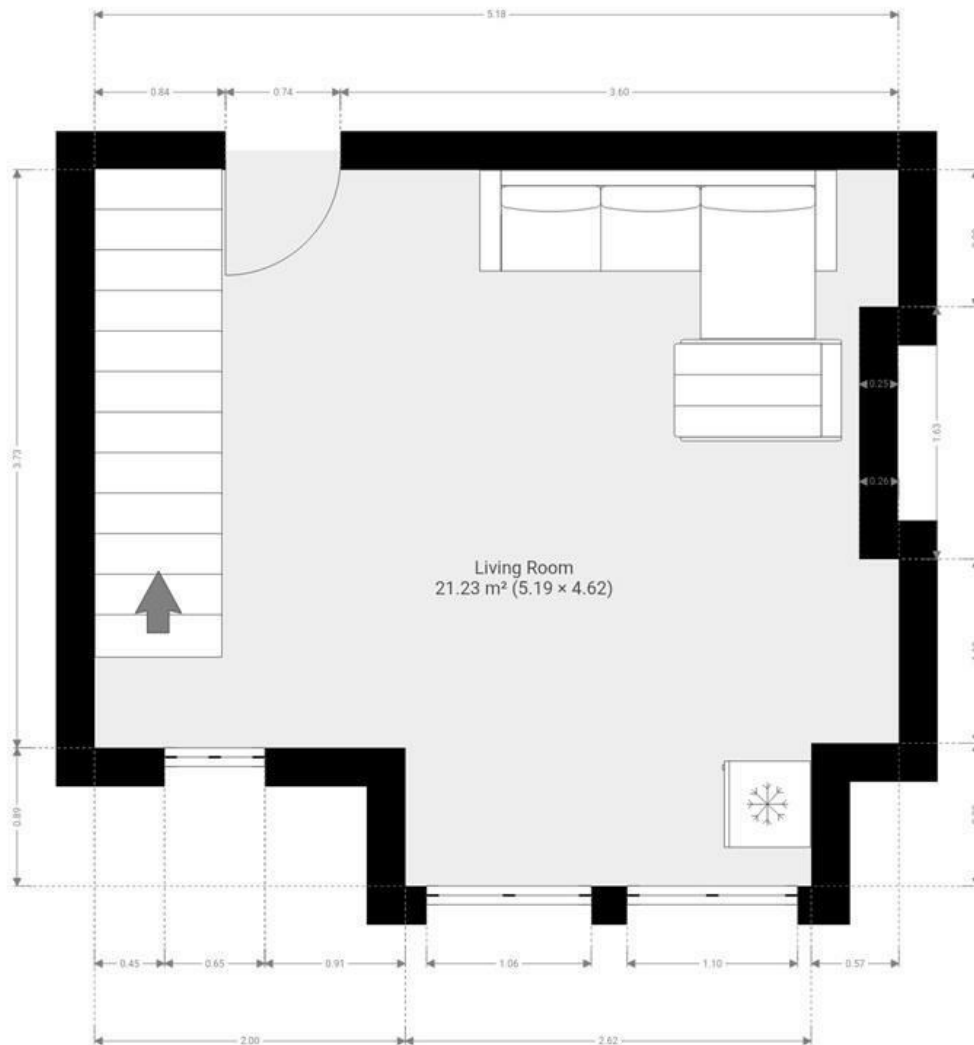
Sales thinking of selling

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and

a practical, professional marketing service without obligation.

This property will be available on our Sanderson James online auction platform.

Register will be require for the bidding.



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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		

