



## 99 Manchester Road, Altrincham, WA14 4RL By Auction £365,000

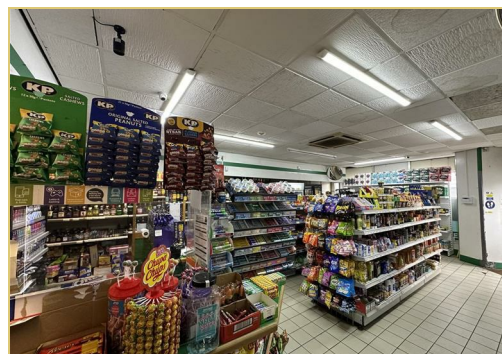
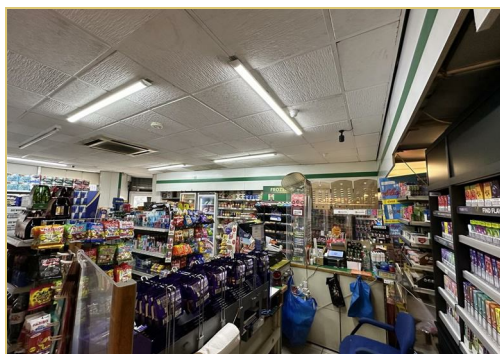
Sanderson James is thrilled to present this end terrace commercial property for online auction via Sanderson James online auction platform. This property comprises of a basement, ground floor, first floor, and second floor.

The ground floor and basement are dedicated to a retail shop, ideal for local businesses. The first and second floors have a separate entrance and can be rented out to tenants for various purposes.

The property is currently leased, with a lease term extending until 2025.

Located in the WA14RL postcode area, the property is conveniently situated near the Altrincham retail centre. It enjoys a prime position on the main road connecting to Manchester and Altrincham. The surrounding area boasts excellent schools, making it an attractive location for both residents and businesses alike.

Register on our online platform to participate in bidding for this property, or contact Sanderson James for more details or schedule a viewing.



### **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**

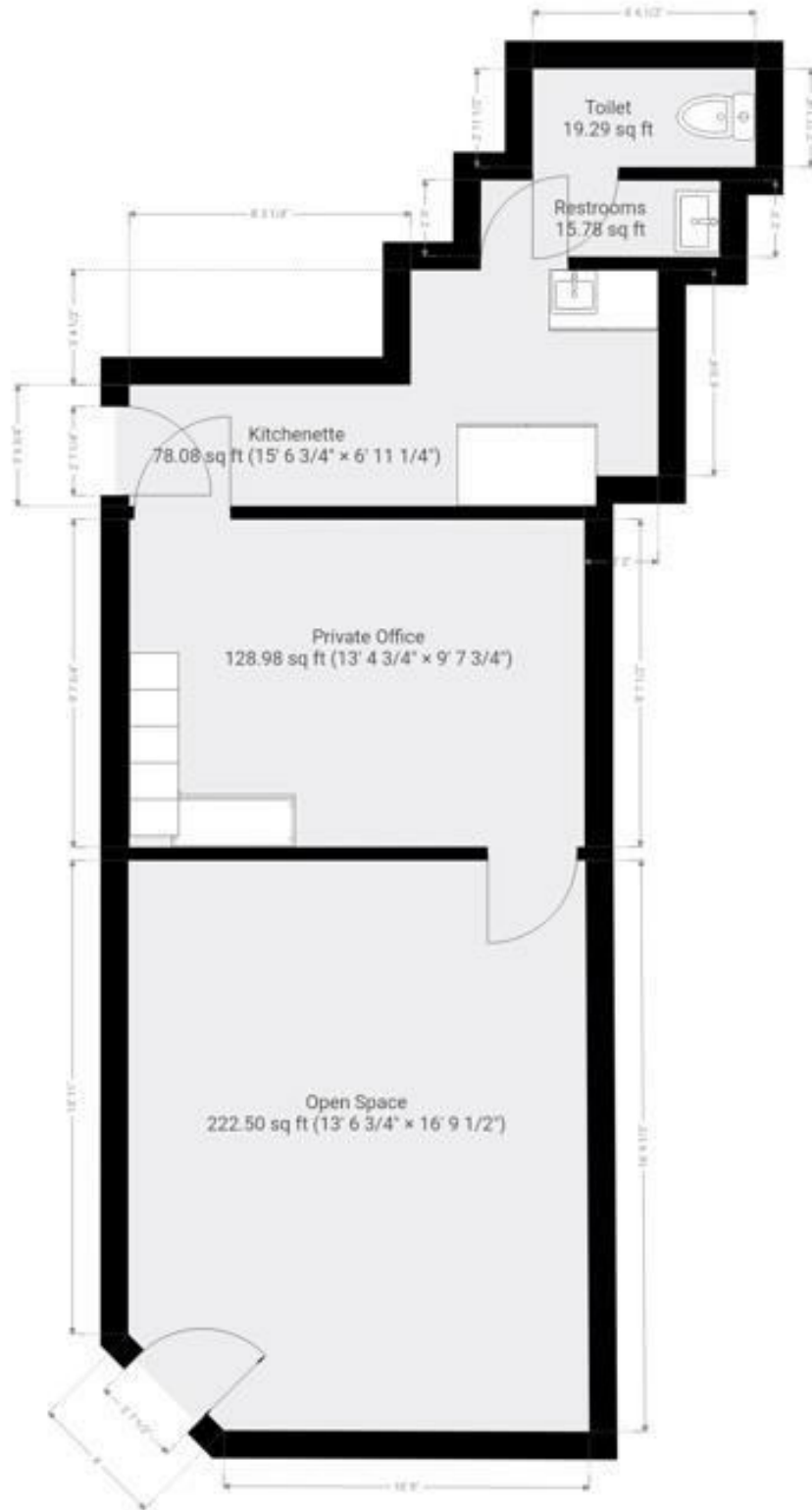
We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

### **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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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