

69 Higher Road, Urmston, Manchester, M41 9AP



“ Well connected site
close to Urmston Town
Centre ”

FOR SALE
WORKSHOP & OFFICE FACILITY
12,230 SQ FT on Approx 0.4 Acres

t: 01625 800 066
t: 01565 260 000

LOCATION

The site is conveniently located on Higher Road, Urmston, within walking distance of Urmston Town Centre.

Junction 9 of the Manchester Ring Road (M60) is within a 5-minute drive of the site, offering swift access to the region's motorway network.

Urmston Town Centre boasts a host of amenity including several national leisure and retail operators. The towns train station is a 5-minute walk of the site, offering regular services into Manchester City Centre.

FLOOR AREA

12,230 Sq Ft (GIA)

SITE AREA

Approximately 0.4 Acres

PRICE

Offers in excess of £950,000

VAT

Vat is **not** payable on the sale price.

DESCRIPTION

The existing buildings on site offer a combination of workshop and office space.

A two storey office fronts Higher Road with direct access into the warehouse areas at the rear of the site.

The Warehouse demise is split into two areas, both rectangular in shape with loading doors directly onto the parking/ loading area located down the right-hand side of the site.

Parking is also available at the front of the site.

TITLE NUMBER

The land is held under freehold title: GM665309

PLANNING

The buildings have most recently been used as workshop and office space but could be used for a wide range of uses (subject to planning). For more details contact: Trafford Borough Council

BUILDING & GROUND CONDITIONS

The purchaser will undertake their own enquiries and satisfy themselves as to the physical condition of the property and ground prior to entering a purchase contract.

RATEABLE VALUE

The rateable values for the property is currently £40,250

SERVICES

We understand that all mains' services are connected to the building.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

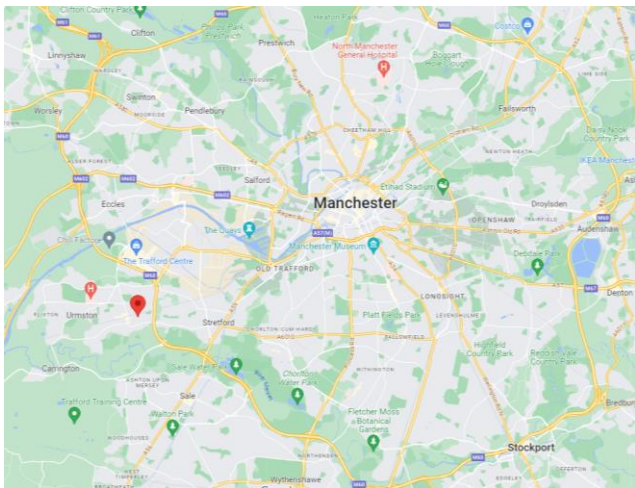
LEGAL FEES

Each side is responsible for their own legal fees.

VIEWINGS

Strictly by appointment with Williams Sillitoe. Contact **Simon Gardner** - sg@willsill.co.uk

**Subject to contract
July 2023**



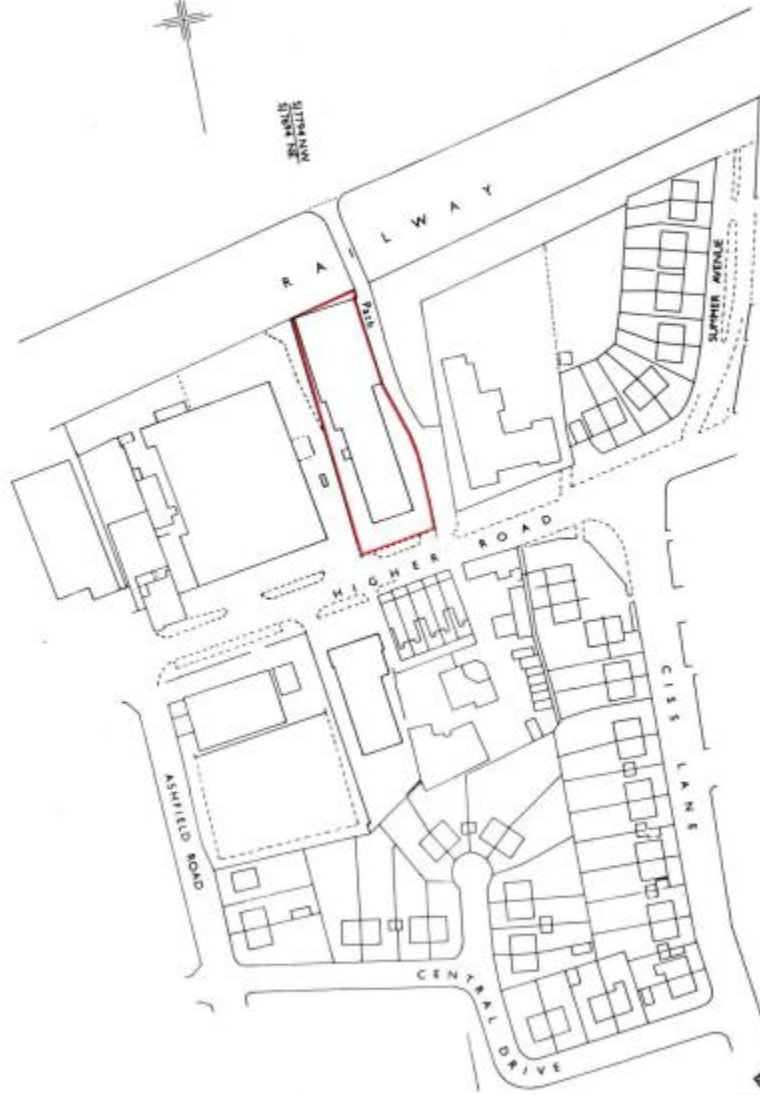
Important Notice

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H. M. LAND REGISTRY

① NATIONAL GRID PLAN S17794 SECTION B
GREATER MANCHESTER
TRAFFORD DISTRICT Scale 1/1250



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TITLE No. GM665309



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