

FOR SALE


RogerHannah

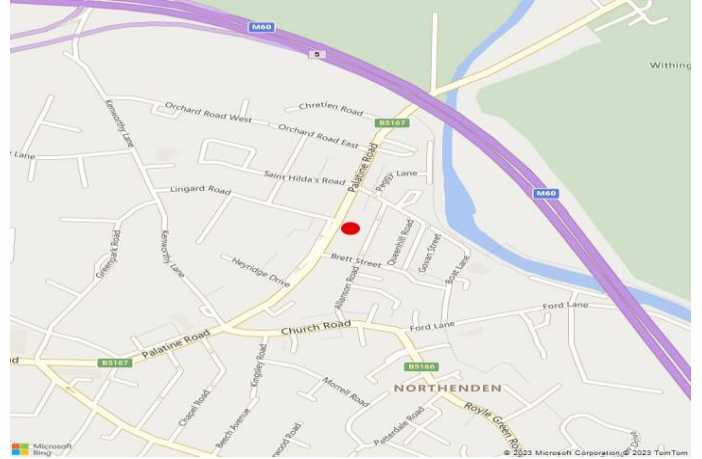


297 Palatine Road, Northenden, Manchester, M22 4HH

RETAIL PREMISES
1,752 sq ft (162.8 sqm)
and Ground Rents

- Prominent Town Centre Location
- Suitable For A Variety of Uses
- Upper floor residential
- Former Licensed Bar premises
- Ground Rents included





Location

The property is located within Northenden which comprises a predominantly residential suburban area on the South Western fringe of the Greater Manchester Conurbation, approximately 4 miles to the South of the City Centre and 4.2 miles West of Stockport Town Centre. Transport links can be described as good with Junction 5 of the M60 Manchester Orbital Motorway approximately ¼ of a mile to the North West of the property. Further, Junction 3a of the M56 is located 1.7 miles to the South of the property.

The property is situated fronting Palatine Road at the Northern periphery of the Northenden district retail/commercial area. Surrounding properties comprise mostly terraced retail units generally occupied by local retailers, interspersed with a number of restaurant premises, but with some national occupiers trading from stronger pitches to the South and the North. Multiple occupiers in the area include Co-op, Tesco and Subway.

Description

The property comprises an terraced two-storey retail building with integrated first floor residential accommodation. The property is of brick construction set beneath a pitched slate roof, benefitting from all mains utilities and an external covered seating to the front. All mains utilities are provided.

Additionally there are several Freehold ground rents included in the sale.

Accommodation

FLOOR AREA	SQ.FT.	SQ.M.
Ground Floor	1,218.7	113.3
First Floor	533.3	49.5
TOTAL AREA	1,752	162.8

External seating area 209.9 19.5

Business Rates

Rateable Value: £12,000

Asking Price

£275,000 for the property and including the ground rents

297 is held Longleasehold under Title No. 1,000 year lease from 24th June 1877.

Ground Rent Freehold titles:

- 293, 295, 297,299,301,303,305, 309 Palatine Road
- 11/13 Mill Lane
- 2-12 Allanson Road, Northenden.

All of the above are subject to a 1,000 year lease from 1877, with a nominal ground rent collected

EPC

The energy efficiency rating for this property is E (120).

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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