



155 Fog Lane
Burnage M20 6FJ
£19,500





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By Way of a New Lease, a Retail Unit with First Floor Accommodation (either Residential or Offices).

Situated off Kingsway within a busy shopping parade, this unit is available owing to our client's retirement. The unit comprises: Shop Area which runs front to back with a single storey storage unit to the rear. Internal stairs to First Floor Landing, comprising: Two Rooms, Kitchen, Bathroom/WC. Outside: Rear Yard.

The property is available by Way of a New Lease, terms to be agreed. Full details at end of brochure.

Viewing Recommended.

- Retail Unit
- First Floor Accommodation
- Busy Parade
- Situated Off Kingsway
- Well Established Residential Area
- EPC Rating C
- Terms to be agreed
- New Lease



Aluminium Shop Front
Width 14'10" x 50' Depth narrowing to 9'5"
Suspended Ceiling with Inset Lighting, Side door to Rear

Small Office within Floor Area 9'8" x 4'4"

Store Room
14'4" x 9'10"
Internal Staircase to First Floor

Landing

Front Room
16'10" x 15'
Radiators

Middle Room
13'10" x 9'7"
Cast Iron Fireplace, Radiator, Security Grill

Bathroom/WC
6'10" x 6'7"
Part Tiled Walls, Panelled Bath, Pedestal Wash Basin, Low Level WC

Kitchen
10'1" x 7'9"
Part Tiled Walls, Fitted Cupboards, Work Surfaces
Inset stainless steel sink unit, Wall Mounted as Boiler,
Radiators
Window Shutter (External)

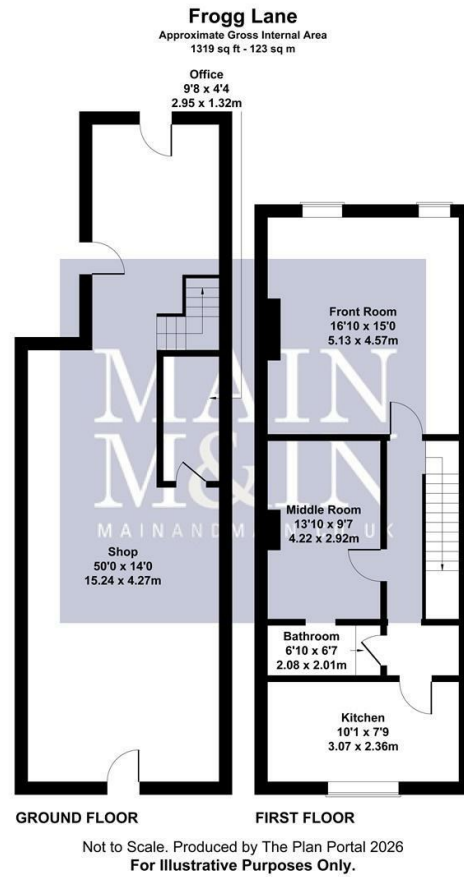
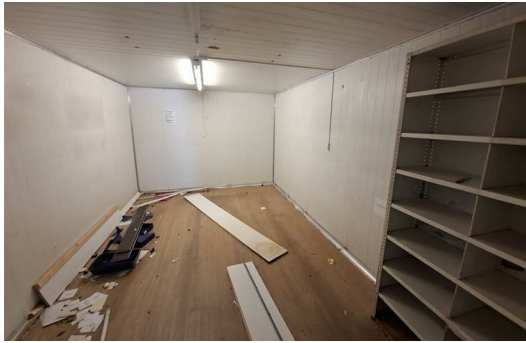
Outside
Rear Yard

Floor Area INTERNAL
Ground Floor 660 sq.ft.
Storage 141 sq.ft.
First Floor 510 sq.ft.

Total = 1311 sq.ft. (121.79 sq.m.)

Lease
By Way of a NEW LEASE
Terms to be agreed
Rent Review every 3 years F.R.I. basis
Rent £19,500 per annum

Tenure:
Council Tax: Manchester



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498