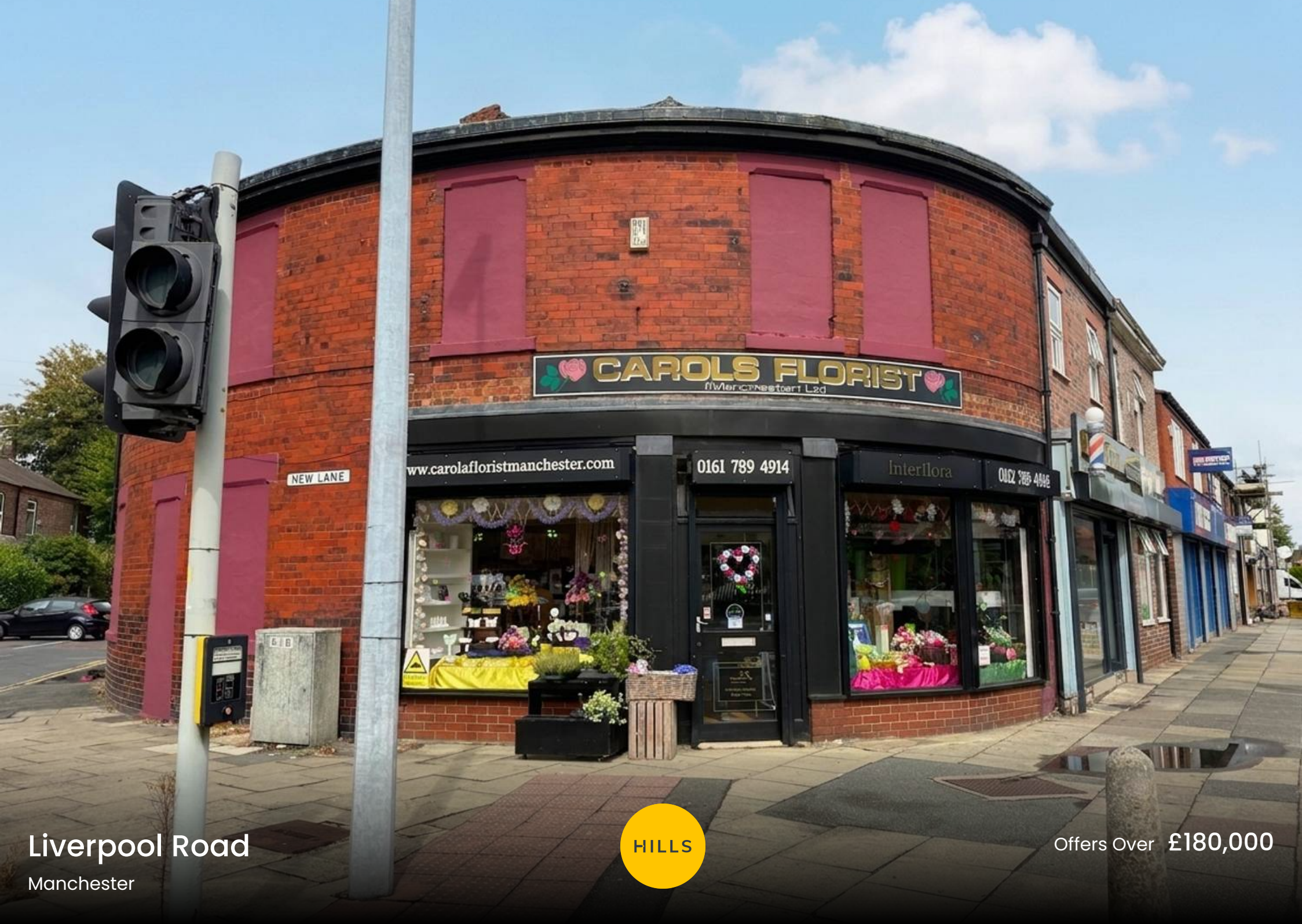




Liverpool Road
Manchester



Offers Over £180,000

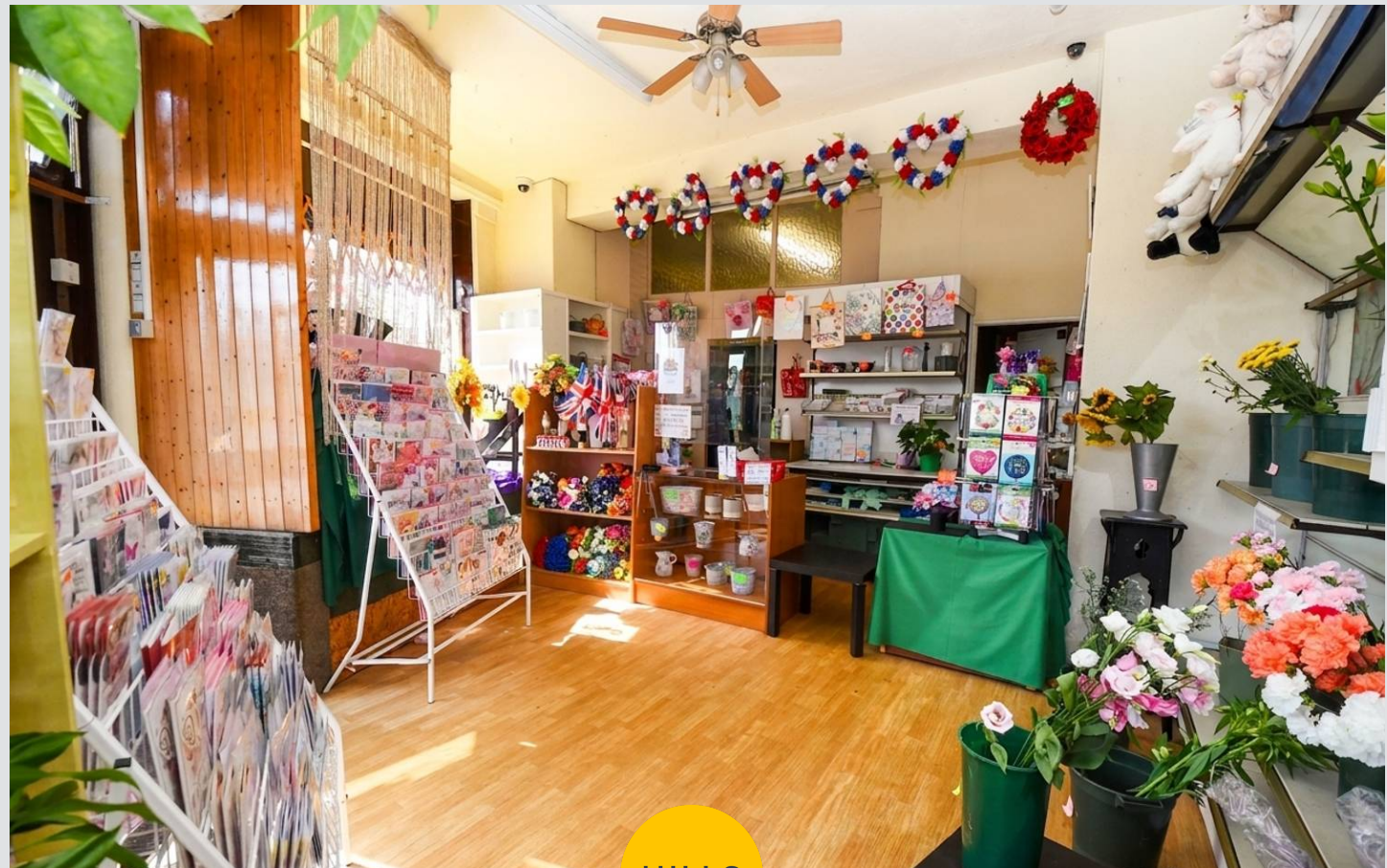
Liverpool Road

Manchester

Council Tax band: TBD

Tenure: Leasehold

- Located on a Busy Road with High Levels of Passing Traffic
- Access Points to Both the Front and Rear
- Three Large Storage Rooms and WC Upstairs
- Large Shop Floor, Office Area and Kitchen Downstairs
- Cellar and Lean-To For Additional Storage Space
- Court Yard To The Rear
- Potential To Convert Upstairs Into Self Contained Apartment
- Achievable Rent Of £1450PCM
- **Business Not To Be Sold With The Building**



HILLS



Main Shop Floor

21' 10" x 18' 1" (6.65m x 5.51m)

Office Area

11' 11" x 11' 4" (3.62m x 3.46m)

Kitchen

11' 3" x 10' 9" (3.44m x 3.28m)

Lean-To

12' 4" x 6' 0" (3.75m x 1.82m)

Cellar

16' 8" x 16' 4" (5.07m x 4.98m)

Upstairs Front Room

17' 11" x 17' 9" (5.46m x 5.42m)

Upstairs Middle Room

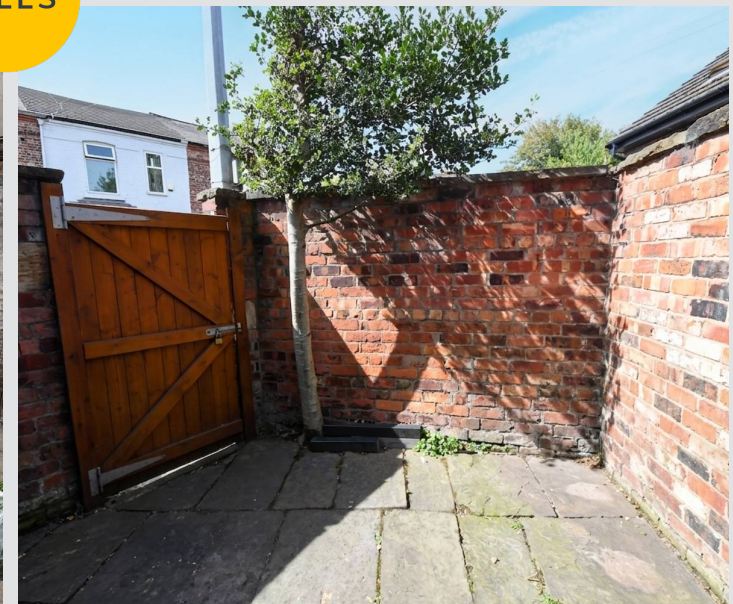
12' 0" x 12' 0" (3.67m x 3.66m)

Upstairs Back Room

11' 9" x 10' 10" (3.58m x 3.29m)



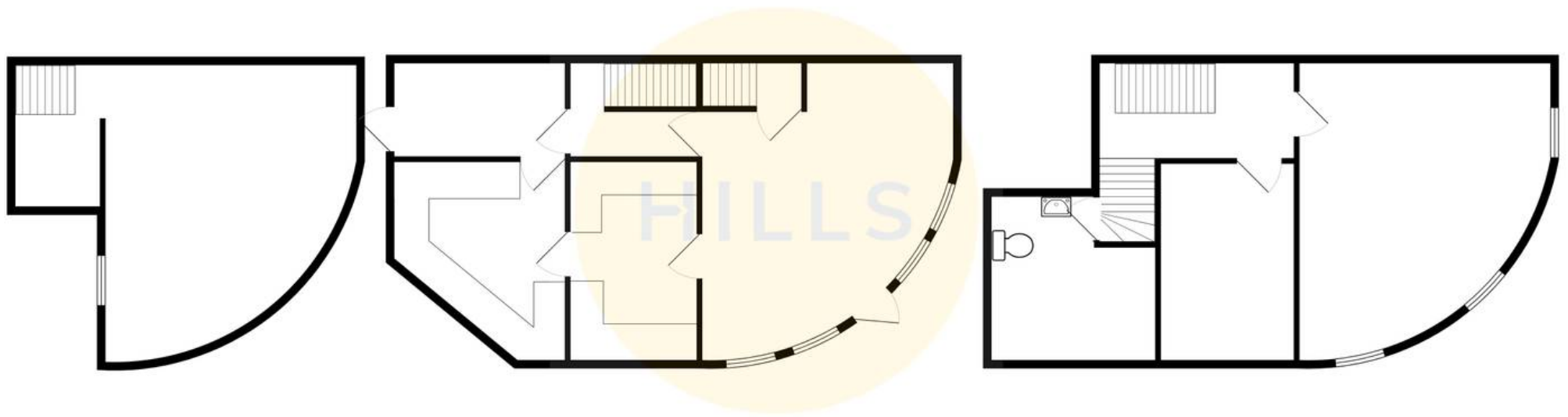
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.