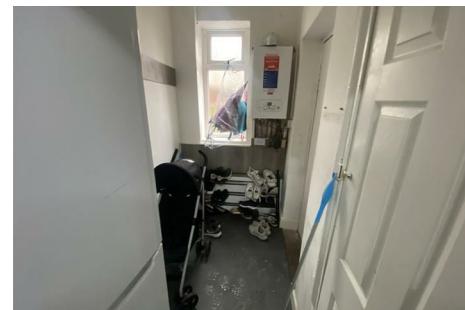


Park Lane

Your Local Estate Agent

Residential & Commercial Property



105 Langworthy Road
, Salford, M6 5PH

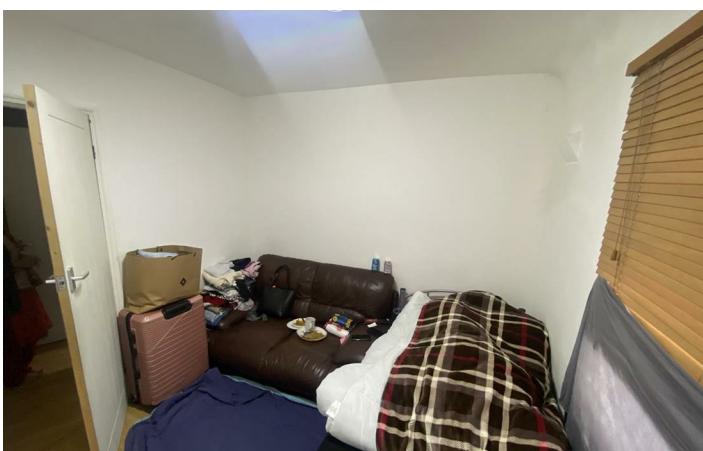
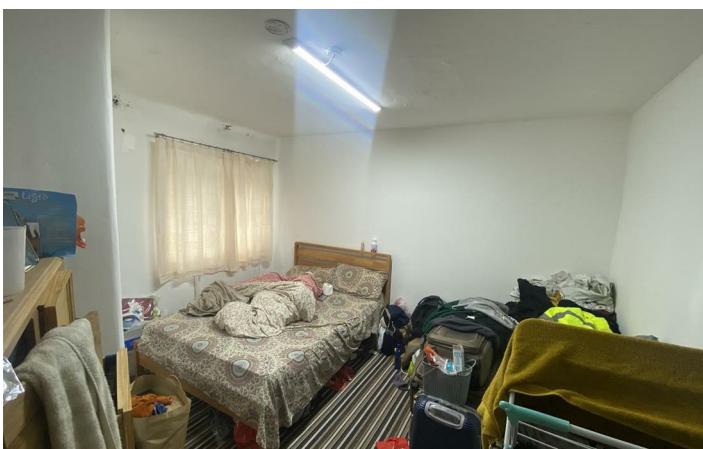
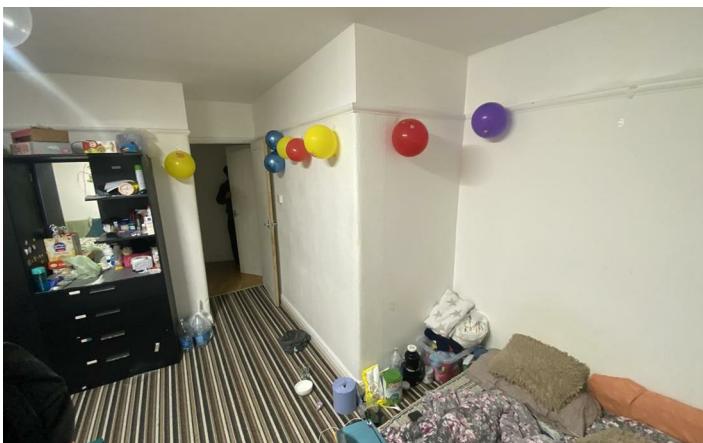
COMMERCIAL PREMISES WITH RESIDENTIAL APARTMENT ABOVE Park Lane Estate Agents are pleased to offer For Sale this commercial property on Langworthy Road, which boasts a three-bedroom residential apartment above. The ground-floor commercial unit comprises a large sales area, storage space and W.C to the rear. The commercial premises are rented as a barber's shop, paying a rent of £1,050.00 Per Calendar Month. The residential apartment is accessed from the rear of the premises and comprises entrance hallway, kitchen diner, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom and family bathroom. The residential apartment is currently occupied, with the tenant paying a rent of £1,100.00 Per Calendar Month. These properties represent a great investment opportunity, and viewing is highly recommended to appreciate the property on offer.

Offers In The Region Of £300,000

105 Langworthy Road
, Salford, M6 5PH

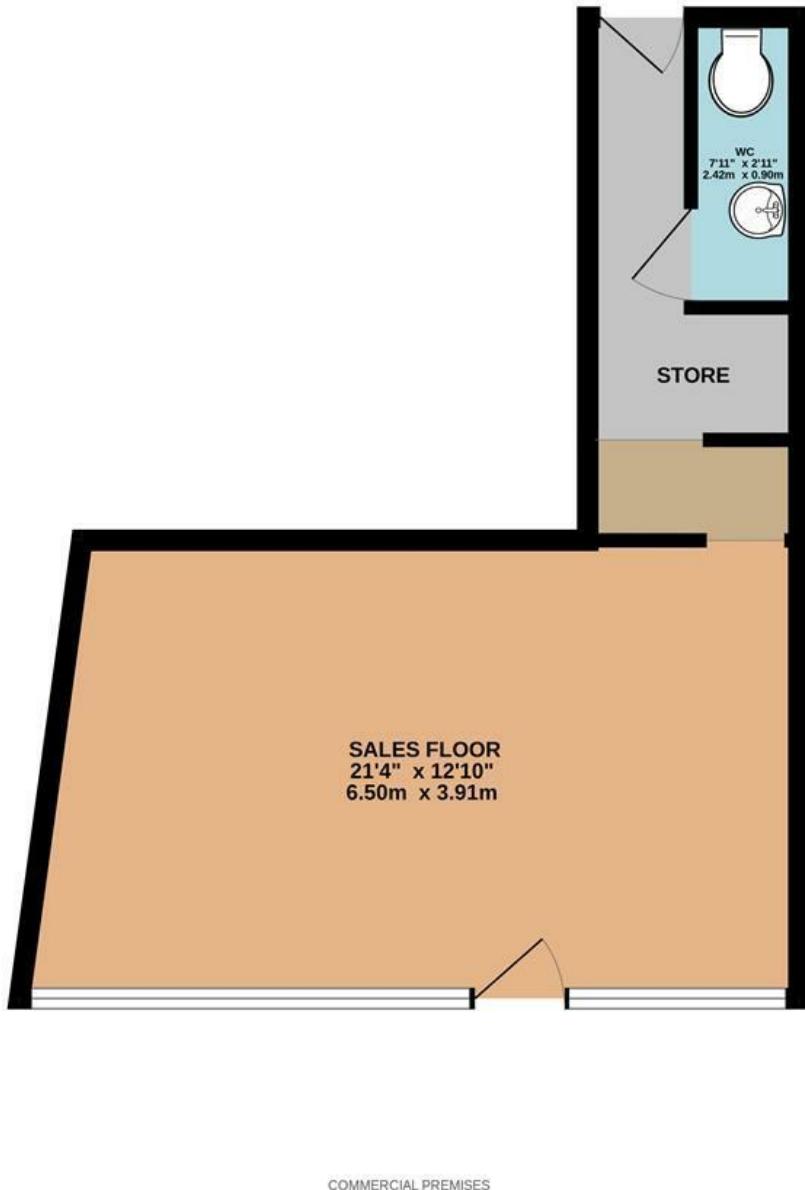


[Directions](#)



Floor Plan

GROUND FLOOR



COMMERCIAL PREMISES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100	
(81-91) B	82	
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	