

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Palatine Road

Manchester, M22 4JT

Asking Price £180,000



- COMMERCIAL PREMISES FOR SALE
- FRONT AND BACK COMMERCIAL SPACES
- HIGH STREET LOCATION
- SUPERMARKET AND POST OFFICE NEARBY
- UP AND COMING AREA OF GREATER MANCHESTER
- LEASEHOLD (100 YEARS FROM MARCH 2019)
- ANNUAL GROUND RENT OF £5 P.A
- SERVICE CHARGE 4.545% ANNUALLY OF WORKS CARRIED OUT TO THE WHOLE SITE
- SERVICE CHARGE PAID IN FOUR QUARTERLY PAYMENTS

Located in the vibrant heart of Northenden Village, this remarkable property presents a unique opportunity for a multitude of commercial ventures. Located on Palatine Road, the premises boasts two commercial spaces, making it an ideal investment for those looking to establish a business in a bustling high street location.

The property features a convenient kitchenette, perfect for light meal preparation or refreshments for customers and staff members alike. Its prime position ensures that essential amenities, including a supermarket and a post office, are just a short stroll away, enhancing the appeal for both potential tenants and customers.

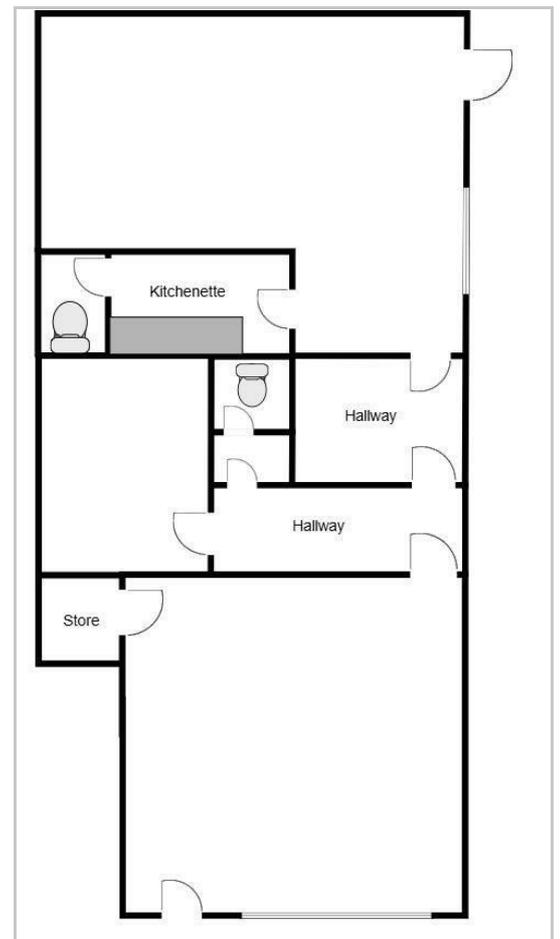
With its strategic location and versatile layout, this property is a gateway to entrepreneurial possibilities. With the opportunity to invest in a lively community and thriving area that is fast becoming one of Greater Manchester's prime spots to live and invest in. This space on Palatine Road offers the perfect blend of comfort and commercial potential. Don't miss the chance to explore this exceptional opportunity in one of Manchester's most sought-after locales.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

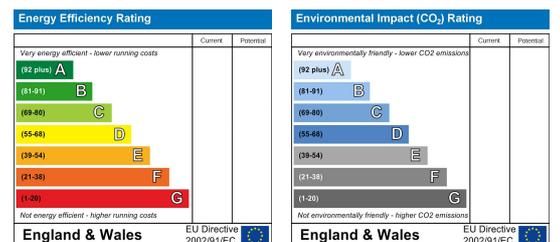
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.