

# FOR SALE



RogerHannah

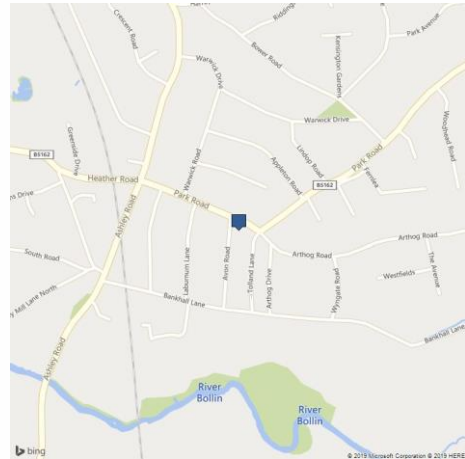


34 Park Road, Hale, Altrincham, Cheshire, WA15 9NN

## Ground Floor Shop and Self Contained 2 Bed Apartment

- Retail unit 637 sq ft (59.18 sq m)
- 2 Bed Apartment
- Income Producing of £20,465.52 pa





## Location

Situated on the corner of Park Road (B5162) and Tolland Lane to the south east of the affluent village of Hale, approximately 9 miles south west of central Manchester. The immediate area is mainly residential with local amenities including shops, restaurants, schools and parks located within a short distance from the property.

## Description

A dual aspect corner property comprising a retail unit split across ground and basement floors with a self-contained apartment on the first and second floors of this property.

The ground floor retail unit, currently occupied as a butchers shop benefits from display windows, main sales area, preparation room to the rear including large refrigerator and basement storage and w.c.

The upper floors provide a self-contained 2 bed apartment accessed from the ground floor reception area leading to an "L" shaped hallway with paneled staircase.

## Accommodation

Accommodation benefits from upvc double glazing throughout.

Externally the property has an attached garage with parking within the forecourt.

We have measured the property in accordance with RICS code of Measuring Practice and the net internal floor areas are:

Ground Floor Retail: 396 sq ft (36.8 sq m)  
Basement Storage 161 sq ft (14.98 sq m)

The first floor provides sitting room/lounge and breakfast room/kitchen and family bathroom with th second floor landing leading to two bedrooms, both with fitted wardrobes.

## Purchase Price

Property is believed to be held freehold. The property is available to purchase as an investment at offers in the region of £450,000.

## Tenancy Details

The ground floor retail unit is currently let to a private individual t/a The Butchers on a three year lease from 1st October 2018 until 30th September 2021 at a passing rent of £11,813.52 pa (£984.46 pcm). The self-contained apartment is currently let on a rolling tenancy at a passing rent of £8,652 per annum (£721 pcm).

## Viewing & Further Information

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

**Stuart Cooper / Andy Kerr**

T: 0161 817 3399 (Option1)

E: [stuartcooper@roger-hannah.co.uk](mailto:stuartcooper@roger-hannah.co.uk) /  
[andrewkerr@roger-hannah.co.uk](mailto:andrewkerr@roger-hannah.co.uk)

## Date of Preparation

29 July 2019