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- SUBSTANTIAL RETAIL / OFFICE PREMISES
- THREE STORIED
- PARKING TO FRONT
- MAIN ROAD LOCATION
- RESIDENTIAL POTENTIAL



FOR SALE
1,601 SQ FT

898 CHESTER RD, MANCHESTER M32 0PA

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Manchester
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LOCATION

The property is located on the main A56 Chester Road leading into Manchester City Centre. Stretford is located between the River Mersey and the Manchester Ship Canal, 3.5 miles to the south of Manchester and between the popular towns of Urmston and Chorlton

DESCRIPTION

Prominent and substantial three storied commercial premises with potential to convert to residential on the upper floors, proving a buyer with an excellent owner occupied premises or investment

Currently the unit comprises a ground floor retail / office with rear kitchen, first floor offices and store rooms with WC and second floor store rooms. The upper floors require modernization as they currently have some of the original features.

Parking Permits available from the Local Council

FLOOR AREAS (NIA)

Basement	232 sq ft	21.5 m ²
Ground Floor	492 sq ft	45.7 m ²
First Floor	481 sq ft	44.7m ²
Second Floor	396 sq ft	37m ²
Total	1,601 sq ft	149 m²

TERMS

The property is available by way of a Freehold Disposal

PRICE

£155,000

RATES

Ground Floor: Rateable Value £5,200

Local Authority: Trafford Council

LEGAL COSTS

Each party is to be responsible for their own legal costs

VAT

All prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with sole agents HALLAMS

Further details including plans, available upon request



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