

FOR SALE

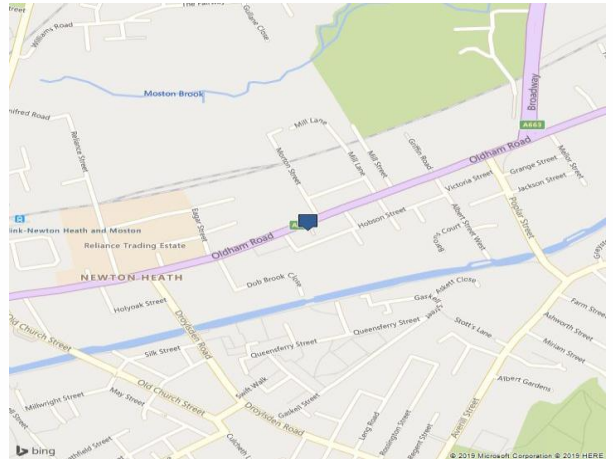
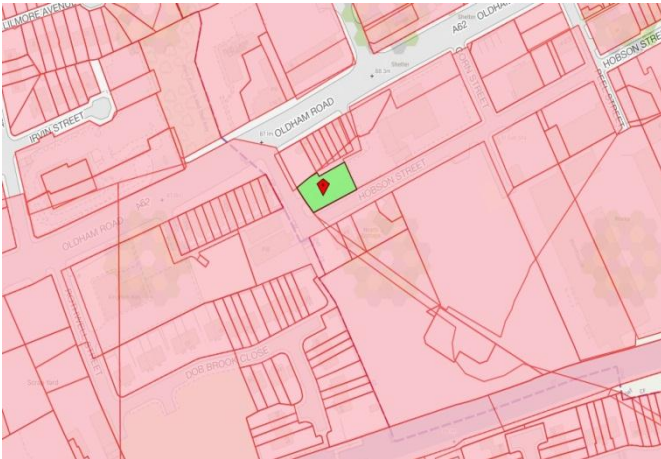


1 Linwood Street, Manchester, Lancashire, **M35 0JE**

**Prominently Located Former
Funeral Provider (Suitable for
Redevelopment)**
2,480 Sq Ft (230.39 Sq M)

- Prominent Location
- Redevelopment Potential
- Hard surface Yard
- Suitable for a Variety of Uses





Location

The property is prominently located off Oldham Road, one of the main arterial roads leading north east out of Manchester City Centre with numerous national operators nearby such as Farm Foods, McDonalds, Windsors as well as light industrial occupiers and a large residential community.

Description

The property comprises a hard surfaced yard area with numerous light weight and brick built units erected on site. It comprises 2 detached garages, 2 ground floor workshops, 1 first floor store, a canopy area with roller shutter door access onto the main road and a ground floor office with WC and kitchen facilities with a rear garage. The property has previously been used as funeral services with ample on-site parking for vehicles and we are informed that all major utilities are connected except gas.

The property is generally of average condition but ultimately the site may suit demolition and redevelopment.

Accommodation

The property is measured in accordance with RICS guideline to gross internal area providing the following approximate areas:

Ground Floor Workshop	2,480sq ft	230.4 sq m
Site Area	approximately 0.11 acres	

Purchase Price

£220,000.

Business Rates

Rateable Value: £5,200
Rates Multiplier: 49.1p
Rate Payable: £2553.20

EPC

A copy of the EPC is available on request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Tenure

Freehold LA141391

Service Charge

All mains services are provided except gas.

Viewing & Further Information

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

Roger Hannah

Agent: Dan Rodgers
T: 07891172418
E: danrodgers@roger-hannah.co.uk

Date of Preparation

17 May 2019