

FOR SALE



RETAIL/RESIDENTIAL PREMISES WITH POTENTIAL FOR REDEVELOPMENT

239.48M² (2,577 SQ FT)

14/14a Milton Grove
Whalley Range
Manchester M16 0BP

- Fashionable South Manchester location
- Close proximity to centre of Chorlton Cum Hardy
- Popular residential location

LOCATION

The property is located on the south side of Milton Grove at its junction with Cromwell Avenue in Whalley Range, Manchester.

The centre of Chorlton Cum Hardy is approx. 1 mile south west which includes an abundance of bars, restaurants, cafes and shops. Chorlton Metrolink Station is approx. 1 mile to the south. Manchester City Centre is approx. 3 miles north east.

DESCRIPTION

The property comprises a substantial end terraced property which has formerly been used as retail/office on the ground floor with basement storage and a self contained three bedroom flat above over first floor and second floor attic space.

The flat is currently let to three separate tenants and we are informed produces an income of £1,200 pcm.

ACCOMMODATION

As measured on a net internal basis, the areas are as follows:-

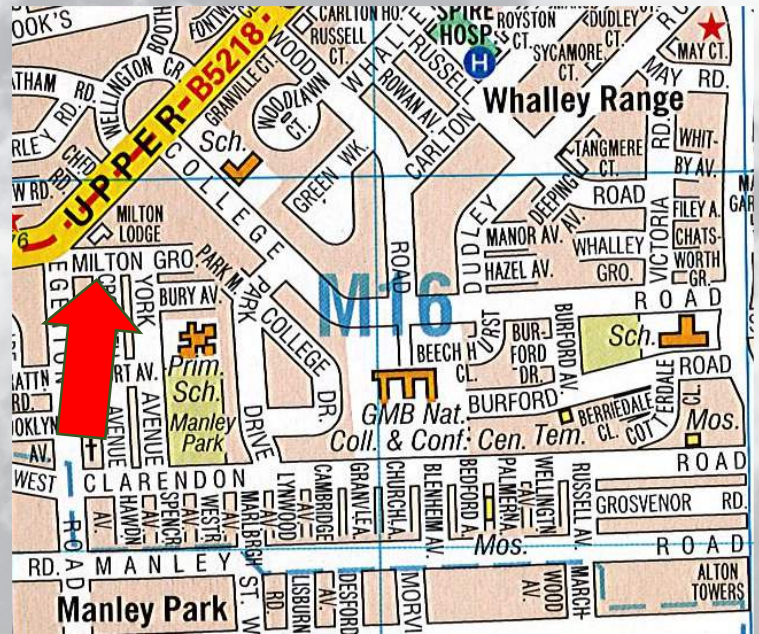
Basement	61.20m ²	(659 sq ft)
Ground Floor	82.99m ²	(893 sq ft)
First Floor	55.68m ²	(599 sq ft)
Second Floor	39.61m ²	(426 sq ft)
Total	239.48m ²	(2,577 sq ft)

ASKING PRICE

Offers in the region of £350,000.

TENURE

Believed freehold although interested parties should make the usual formal enquiries.



EPC

A copy of the EPC is available on request.

VAT

VAT will not be applicable to the purchase price.

VIEWING

By appointment with the sole agents:
WT Gunson for the attention of

Neale Sayle

Email: Neale.sayle@wtgunson.co.uk

Or

Sam Beckett

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Date of Preparation: 29/7/19