



ROGER  
**HANNAH**  
& CO




**For Sale**



**1,000 SQ FT  
(92.84 SQ M)**

**29 Crompton Road  
Radcliffe  
Manchester  
M26 1HL**

**Ground Floor Retail Unit with  
Residential Accommodation Above**

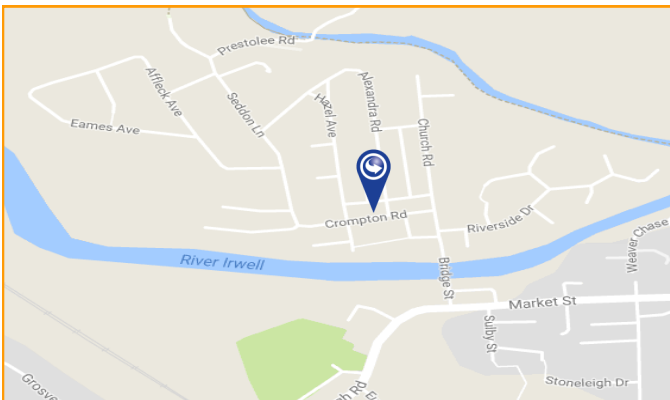
-  **CONVENIENT LOCATION**
-  **END TERRACE UNIT**
-  **REAR STORAGE AREA**

**0161 817 3399**  
**[www.roger-hannah.co.uk](http://www.roger-hannah.co.uk)**



## LOCATION

The property is located on Crompton Road, Radcliffe located approximately 1 quarter of a mile from Kearsley town centre and within easy reach of Kearsley Railway Station. Access to the premises is via Bridge Street which leads into Market Street/Stoneclough Road which in turn links directly to the A666 and the M61 motorway. The area is characterised by predominantly residential dwellings with a limited number of commercial/retail outlets located nearby. Prestolee Primary School is located a short walk from the premises.



## ACCOMMODATION

Ground Floor Retail	17.5 sq. m	(188.37 sq. ft.)
Rear/Ancillary Accommodation	20.13 sq. m	(216.67 sq. ft.)
Ground Floor		
Rear Store	8.79 sq. m	(94.61 sq. ft.)
<b>Total</b>	<b>46.42 sq. m</b>	<b>(499.66 sq. ft.)</b>
Upper Floor	46.42 sq. m	(499.66 sq. ft.)
<b>Providing a Total Floor Area of 92.84 sq m (999.32 sq. ft)</b>		

## VAT

VAT is applicable on this property.

## DESCRIPTION

The property comprises a ground floor retail unit with storage/ancillary accommodation to the rear with a self-contained residential element above. The ground floor retail layout is split into an open plan sales area to the front with ancillary storage accommodation to the rear. The premises has a fully glazed frontage including roller shutter security shutters.

Access to the first floor living accommodation is via an internal staircase and the first floor provides kitchen area plus bathroom accommodation and an open-plan bedroom/ lounge.

On road car parking is available to the front and side of the premises. To the rear of the premises is a single storey brick built attached garage/storage facility which provides direct access on to Alexandra Road.

Mains services are included including electricity, gas, water and drainage.

## ASKING PRICE

£59,995 exclusive.

## EPC

To Be Confirmed.

## TENURE

The property is held on a long leasehold basis for a term of 900 years from 24 June 1904. Ground rent payable is £2.25 per annum.

## VIEWING & FURTHER INFO

Please contact Roger Hannah & Co the Sole Agents:

**Tel:** 0161 817 3399

**Email:** jkl@roger-hannah.co.uk



**Date Of Preparation:** 21/03/2018