

OUTSIDE TO THE FRONT

To the front and side of the property there is tarmac hardstanding providing a parking area.

RATEABLE VALUE - £13,250 P.A.

RATES PAYABLE

(Vendor pls confirm)

COUNCIL TAX BAND – Trafford Council Band A

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

EPCs have been requested and will be made available to interested parties.

**THE STABLES,
64, 64A & 66 MANCHESTER ROAD
ALTRINCHAM, CHESHIRE WA14 4PJ**

FOR SALE - £450,000



**DOUBLE RETAIL UNIT WITH SIDE EXTENSION COMPRISING
GROUND RESTAURANT WITH FIRST FLOOR 3 BEDROOM
APARTMENT PROVIDING 237 SQ.M (2552 SQ.FT.) WITH
REAR COURTYARD AND PARKING FOR NUMEROUS CARS**

DESCRIPTION

Situated on the edge of the town centre on the corner of Manchester Road and Barrington Road, the building offers an excellent opportunity to continue with either its existing use or there is a potential for a developer to reconfigure into two retail units with separate living accommodation above. The building currently provides various retail areas with single storey extension to the rear with living accommodation on the first floor. To the side and rear there is an enclosed courtyard, stores and parking.

ENTRANCE

Glazed entrance door leading through to

RETAIL AREA (5m x 4m)

With full height bay glazed display window overlooking the side of the property. Range of ceiling lights with doors providing access to

RETAIL AREA 2 (5.5m x 5.2m)(maximum)

With the benefit of separate entrance from the front of the property with full height bay display windows overlooking the side and the front. Perimeter central heating radiators. Ceiling light. Power points. Door providing access to

RETAIL AREA 3 (5.3m x 4.3m)

With separate entrance from the front of the property. Full height display window overlooking the front. Perimeter central heating radiators.

COMMERCIAL KITCHEN (7.1m x 2.9m)

With range of ceiling lights. Part tiled walls. Windows overlooking the courtyard and fitted with various commercial equipment.

ROOM1/RESTAURANT (7.8m x 4m)

Split level dining area with window overlooking the rear of the property. Numerous ceiling lights. Double opening doors onto the rear courtyard. Perimeter central heating radiators. Storage cupboard and doors providing access to

WC's

STORAGE CUPBOARD



FIRST FLOOR LIVING ACCOMMODATION

Accessed from the ground floor retail area or leading to split level landing with ceiling lights and doors providing access to

DINING AREA (5.3m x 3.7m)(maximum)

With Upvc double glazed windows overlooking the rear. Perimeter central heating radiators. Numerous power points. Ceiling lights. Doors providing access to

KITCHEN (3m x 2m)

Comprising stainless steel sink unit set into run of marble effect worktop running the length of two walls with range of base units below. Built in electric hob and oven with extractor hood above. Part tiled walls. Ceiling light. Upvc double glazed window overlooking the rear.

LOUNGE (5m x 3.2m)(maximum)

With two Upvc double glazed windows overlooking the side of the property. Central heating radiator. Ceiling light. Numerous power points.

BEDROOM 1 (4.4m x 4m)

With two Upvc double glazed windows overlooking the front of the property. Central heating radiator. Built in wardrobe. Inset down lighters. Feature fire place. Power points.

BEDROOM 2 (5.3m x 4.3m)

With two Upvc double glazed windows overlooking the front of the property. Central heating radiators. Power points. Ceiling light. Walk in wardrobe and separate dressing area.

BEDROOM 3 (2.4m x 2m)

With Upvc double glazed window overlooking the side of the property. Inset down lighters. Power points.

BATHROOM (2.8m x 1.8m)

Comprising 3 piece white suite with fully tiled walls. Built in airing cupboard. Central heating radiators. Upvc obscure glazed window overlooking the side of the property. Inset down lighters.

REAR COURTYARD

Either accessed via the dining area or via the right of way to the side of the property leading to York Stone patio garden with perimeter brick walls. Also providing access to

EXTERNAL STORE and UTILITY ROOM (8m x 1.8m)

With plumbing for washing machine. Numerous power points. Ceiling lights. Window overlooking the side of the property.

BASEMENTS

Accessed through the loft hatch comprising of 2 storage chambers

Chamber 1 (2.4m x 2.7m)

With wall mounted Worcester boiler. Ceiling light.

Chamber 2 (2.7m x 2.8m)

Gas meter



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.