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HAMPSHIRE HOUSE WYNNSTAY ROAD, SALE M33 7DW FOR SALE – O/O £650,000



VICTORIAN DETACHED OFFICE PREMISES IN SALE TOWN CENTRE OFFERING ACCOMMODATION OVER 3 FLOORS PLUS FULL HEIGHT BASEMENTS PROVIDING 332 SQ.M (3575 SQ.FT.). PARKING FOR UP TO 9 VEHICLES TO THE REAR AND SIDE OF THE PROPERTY

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DESCRIPTION

Situated in Sale Town Centre to the rear of the pedestrianised School Road, this Victorian 3 storey detached building offers a total of approximately 332 sq.m (3575 sq.ft.). The property was formerly used as offices and would also be suitable for various other uses and also benefits from permitted development to enable a purchaser to convert to a number of apartments or possibly a HMO subject to building regulations. The ground floor offers reception hallway plus an open plan room and 3 smaller rooms. The first floor provides 5 further rooms plus utility room and the second floor provides a shower room plus male and female WC's. The basements have been partially converted benefitting from central heating with comprising 5 chamber rooms. The property is fitted with modern gas-powered twin combi boiler heating providing gas central heating throughout, a fire alarm, emergency lighting and double glazed Upvc framed windows plus Intercom system. To the front and the side of the property there is tarmac hardstanding providing parking for approximately 9 car spaces.



	NIA	GIA
Ground Floor Offices	933 sq.ft.	1,273 sq.ft.
First Floor Offices	1,029 sq.ft.	1,191 sq.ft.
Second Floor Store/WC/Shower	63 sq.ft.	414 sq.ft.
Basement 5 Storage Rooms	663 sq.ft.	687 sq.ft.
Total	2,688 sq.ft.	3,565 sq.ft.

RATEABLE VALUE/RATES PAYABLE

(Vendor pls confirm)

VIEWING

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

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.

