

**17 MARSLAND ROAD,
SALE MOOR, MANCHESTER M33 3HP
FOR SALE – O/O £345,000**



**EXTENDED RETAIL UNIT PROVIDING APPROXIMATELY 75 SQ.M
(808 SQ.FT.) PLUS TWO SELF CONTAINED 1 BEDROOM
APARTMENTS ON THE 1ST & 2ND FLOORS. RECENTLY
REFURBISHED TO A GOOD STANDARD**

RETAIL UNIT – 65 SQ.M (808 SQ.FT.)

uPVC entrance door with full height display window to the side providing a frontage of **3.7m**. The accommodation measures **12m x 5m** (maximum) plus the single storey rear extension of **6m x 2.6m**. And has been partitioned to provide a reception area, meeting room, chapel of rest, office area, storage room, kitchen and disabled WC. It is presented to a high standard throughout with LED lighting, perimeter power points, panel heaters and network points.



RESIDENTIAL ACCOMMODATION

Communal Upvc entrance door with intercom leading to first floor landing with entrance doors to flats 1 and 2. Each flat has been recently refurbished to a high standard with accommodation over 1st and 2nd floors both having fitted kitchens, shower rooms, lounge, double bedroom with flat 2 benefitting from a utility room.



FLAT 1 – VACANT

RECEPTION/ HALLWAY

KITCHEN (2.9m x 2m)

LOUNGE (5m x 3.8m)(maximum)

BATHROOM (1.9m x 1.7m)

SECOND FLOOR

BEDROOM (4m x 3.4m)(maximum)



FLAT 2 – LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FROM 1ST MAY 2019 FOR 12 MONTHS AT £550 PCM

RECEPTION/ HALLWAY

LOUNGE (3.9m x 2.7m)

KITCHEN (2.9m x 2.7m)

WC

UTILITY ROOM

SECOND FLOOR

BEDROOM (4.1m x 3.6m (maximum))

SHOWER ROOM (1.8m x 1.6m)

OUTSIDE

To the rear of the property there is an enclosed yard with perimeter fencing and double opening steel galvanised gates which can also be accessed from the rear of the parade.



RATEABLE VALUE - £8,000 P.A.

COUNCIL TAX

Flat 1 – Trafford Council Tax - Band A
Flat 2 – Trafford Council Tax - Band A

EPC – Retail Unit rating D 0860-0034-3689-4199-0092
EPC – Flat 1 – rating D 9638-2807-7290-9128-0265
EPC – Flat 2 – rating D 9162-2811-7793-9598-6035

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.