

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

64 & 66 MAULDETH ROAD WEST WITHINGTON, MANCHESTER M20 3FQ FOR SALE - £525,000



INVESTMENT OPPORTUNITY

**TWO RETAIL UNITS ONE WITH LARGE SINGLE STOREY
EXTENSION TO THE REAR ALONG WITH TWO SELF CONTAINED
FIRST FLOOR FLATS ON ROLLING AST AGREEMENTS.
CURRENTLY PRODUCING £35,340 P.A WITH EXPECTED UPLIFT IN
THE REGION OF £44,000 P.A.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

64 MAULDETH ROAD WEST

Let to Belleza Beauty Salon who are long standing tenants and holding over on their lease agreement with a rent payable of £8,400 p.a. (Market value £12,000 p.a.)

The retail unit provides mainly open plan accommodation with rear store/kitchen and WC extending to approximately 65 sq.m (700 sq.ft.) with aluminium door and display window providing a frontage of **6.7m** with the benefit of external steel electric roller shutter. To the front of the building there is tarmac hardstanding providing external display area/parking.

66 MAULDETH ROAD WEST

Currently let to Armad Ainudin t/a A.N.Discount Store on a 5 year lease from 13th July 2022 with a rent payable of £13,800 p.a.

The retail unit benefits from a rear single storey extension and provides mainly open plan accommodation plus store room and WC's providing a total of 164 sq.m (1766 sq.ft.). To the front of the building there is tarmac hardstanding providing external display area/parking.

RESIDENTIAL ACCOMMODATION

Accessed via a right of way to the side of the property. Door leading to rear brick blocked courtyard with wall mounted gas meters. Upvc communal entrance door with stairs leading to first floor landing with doors providing access to

64A MAULDETH ROAD WEST

Let on an assured shorthold tenancy agreement for a term of 12 months from 1st July 2020 with a current rent payable of £495 pcm. (Market value £750 pcm)

ENTRANCE

Leading to vestibule with cloaks area. Emergency lighting. Stairs to additional landing with central heating radiator. Central ceiling light with doors providing access to

BREAKFAST KITCHEN (4.6m x 4m)

Comprising stainless steel sink unit set into worktop with range of base units below and matching wall units above. Part tiled walls. Wall mounted Worcester boiler. Space for fridge/freezer and gas cooker. Ceiling light. Central heating radiator.

LOUNGE (4.3m x 3.5m)

With central ceiling light. Upvc double glazed window overlooking the front. Power points. Telephone points.

BEDROOM (4.9m x 3.3m)

To the front of built in wardrobes. Central ceiling light. Upvc double glazed window overlooking the front with central heating radiator below. Power points.

BATHROOM (2.6m x 2.4m)

Comprising 3 piece white suite with walk in shower with fully tiled walls. Ceiling light. Central heating radiator. Upvc obscure glazed window overlooking the rear.

66A MAULDETH ROAD WEST

Let on an assured shorthold tenancy agreement for a term of 6 months from 1st March 2022 with a current rent payable of £600 pcm. (Market value £750 pcm)

ENTRANCE

Landing with central heating radiator. Emergency lighting. Loft access hatch and doors providing access to

BREAKFAST KITCHEN (4m x 4.5m)

Comprising stainless steel sink unit set into run of worktop with range of base units below and matching wall units above. Part tiled walls. Space for fridge/freezer and gas cooker. Wall mounted Worcester boiler. Upvc double glazed window overlooking the rear. Central heating radiator.

BEDROOM (4.9m x 3.4m)

With central ceiling light and wall light. Upvc double glazed window overlooking the front. Power points. Central heating radiator.

LOUNGE (4m x 3.3m)

With central ceiling lights. Upvc double glazed window overlooking the front. Central heating radiator. Telephone points. Power points.

BATHROOM (2.7m x 2.4m)

Comprising 3 piece white suite with walk in shower. Fully tiled walls. Upvc obscure glazed window overlooking the rear. Ceiling light. Central heating radiator.

VIEWING

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



EPC information (copies available on request)
64 Mauldeth Road West – 0030-0131-7149-2270-2092 – Rating D
66 Mauldeth Road West – 9586-3065-0878-0300-4826 – Rating C
64a Mauldeth Road West – 8048-7424-5140-2724-3996 – Rating E
66a Mauldeth Road West – 9949-0907-0209-1619-7200 – Rating C

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.