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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

187 CROSS STREET SALE, CHESHIRE M33 7JG FOR SALE - £250,000



INVESTMENT OPPORTUNITY
**GROUND FLOOR RETAIL UNIT LET ON A 5 YEAR LEASE
FROM JUNE 2021 WITH SELF CONTAINED 1ST & 2ND FLOOR
3 BEDROOM FLAT. PRODUCING £19,020 P.A.**

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DESCRIPTION

We are delighted to offer to the market the opportunity to purchase this investment which comprises of a three storey mixed retail and residential property.

The ground floor benefits from a single storey rear extension and has been refurbished to a high standard and provides approximately 63.5 sq.m. (684 sq.ft.) comprising reception area leading to four beauty/treatment rooms plus a separate kitchen and WC. The unit also benefits from two basement chambers with central heating and numerous power points.

The property is presented to a good standard throughout with uPVC double glazing and gas central heating.

The first and second floors provide lounge/kitchen, bedroom and bathroom on the first floor, with two further bedrooms on the second floor.

ENTRANCE

uPVC obscured glazed entrance door with the benefit of external shutter leading through to vestibule with inset down lighters, wall mounted fire control panel, alarm control panel with doors to the flat and retail unit

GROUND FLOOR RETAIL UNIT – Let on a 5 year lease from 28th June 2021 at £9,600 p.a.

RETAIL UNIT (63.5 sq.m/684 sq.ft.)

Full height uPVC frontage with electric roller shutter. The retail area has been partitioned by the tenants and comprises reception, with four treatment rooms with the benefit of LED ceiling lights and perimeter central heating radiators and power points.

KITCHEN

WC

BASEMENTS

Chamber 1 – 4.2m x 4m

Chamber 2 – 4m x 4m

Both of the above benefit from central heating, power points, along with gas and electric meters.

RESIDENTIAL ACCOMMODATION – Tenants are holding over on a Assured Shorthold Tenancy Agreement at £785 pcm

Stairs from ground floor vestibule leading to first floor landing with central heating radiators and doors to

LOUNGE/ KITCHEN (5.1m x 4.1m)

With two uPVC double glazed windows overlooking the front of the property. Stainless steel sink unit set into run of worktop with range of white fronted base units below and matching wall units above. Built in 4 ring gas hob and electric oven with extractor. Central heating radiators.

BEDROOM 1 (4.1m x 3.3m)

With uPVC double glazed window overlooking the rear of the property. Ceiling light. Central heating radiator. Numerous power points. Wall mounted boiler.

BATHROOM (3.2m x 2.6m)

Comprising three piece white suite with shower positioned above the bath. Part tiled walls. Laminate flooring. Central ceiling light. uPVC obscured glazed window overlooking the rear. Central heating radiator.

SECOND FLOOR ACCOMMODATION

With landing area. uPVC double window overlooking the rear. Ceiling light. Emergency lighting. Doors providing access to

BEDROOM 2 (4.8m x 3.1m)

With uPVC double glazed window overlooking the front of the property. Ceiling light. Central heating radiator. Numerous power points.

BEDROOM 3 (3.7m x 3.2m)

With uPVC double glazed window overlooking the rear. Ceiling light. Central heating radiator. Power points.

OUTSIDE TO THE REAR

The rear of the property is accessed via a pedestrian right of way.

TENURE – FREEHOLD

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The full EPC's can be made available to interested parties

Retail Unit EPC (Rating D) – Certificate No: 0610-0838-6429-3704-1006

Flat EPC (Rating D) – Certificate No: 0450-2876-7447-9208-2891



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.