

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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## **74, 74A AND 76 AND 76A CROSS STREET, SALE, MANCHESTER M33 7AN FOR SALE - £600,000 (MAY SPLIT)**



### **INVESTMENT OPPORTUNITY**

**RECENTLY REFURBISHED 3 STOREY PROPERTIES  
COMPRISING GROUND FLOOR RETAIL UNITS WITH SELF  
CONTAINED 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR TWO BEDROOM FLATS  
PRODUCING £46,500 P.A. WITH REAR CAR PARKING**

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## DESCRIPTION

The properties benefit from a full refurbishment programme which was completed in early 2021 which includes the addition of a new roof including a rear dormer. Each of the ground floor retail units offer open plan retail space with kitchen and WC positioned to the rear measuring approximately 53.5 sq.m (576 sq.ft.). The first and second floor two bedroom flats have separate entrances from the rear parking area offering lounge, kitchen, bedroom and bathroom on the first floor and a further en-suite bedroom on the second floor. To the rear of the property there is a private re-surfaced parking area. The properties produce a total of £46,500 p.a.

### 74 CROSS STREET

A self-contained open plan retail unit with kitchen and WC providing a total of approximately 53.5 sq.m (576 sq.ft.). The unit is let on a 5 year lease from 8<sup>th</sup> March 2021 to Kitchens by Kemp Limited at £12,000 p.a.

### 74A CROSS STREET

Accessed from the rear which leads to lounge, kitchen, bedroom and bathroom on the first floor with stairs to the second floor en-suite bedroom.

Let on an assured short hold tenancy agreement at £925 pcm.

Total income for the building £23,100 p.a.

### 76 CROSS STREET

A self-contained open plan retail unit with kitchen and WC providing a total of approximately 53.5 sq.m (576 sq.ft.). The unit is let on a 5 year lease from 8<sup>th</sup> March 2021 to Kitchens by Kemp Limited at £12,000 p.a. Let on a 39 month lease to Plush Homeware Limited with a current rent payable of £12,000 p.a. (please note the end date coincides with the end date for Kemp Kitchens Limited)

### 76A CROSS STREET

Accessed from the rear which leads to lounge, kitchen, bedroom and bathroom on the first floor with stairs to the second floor en-suite bedroom.

Let on an assured short hold tenancy agreement at £950 pcm.

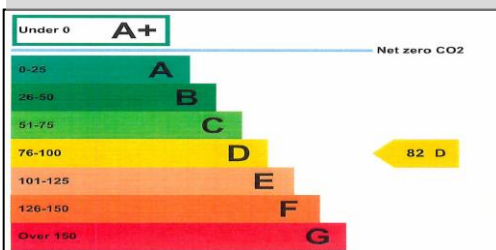
Total income for the building £23,400 p.a.

## VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



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.