

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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## **57 CROSS STREET SALE, MANCHESTER M33 7HF FOR SALE - £300,000**



### **INVESTMENT OPPORTUNITY**

**LARGER THAN AVERAGE CORNER TWO STOREY RETAIL UNIT  
PROVIDING A TOTAL OF APPROXIMATELY 170 SQ.M (1830 SQ.FT.)  
WITH PARKING FOR 5 CARS TO THE REAR AND COURTYARD TO  
THE SIDE. CURRENTLY PRODUCING £18,000 P.A.**

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## DESCRIPTION

The ground floor provides mainly open plan retail space with rear office, kitchen and WC plus 3 further rooms, kitchen and WC on the first floor providing a total of 170 sq.m (1830 sq.ft.). To the rear of the property there is tarmac hardstanding with 5 spaces plus courtyard to the side. It is let on a 6 year lease from 19<sup>th</sup> February 2018 with a rent payable of £18,000 p.a.

## ENTRANCE

With UPVc entrance door leading through to

## RETAIL UNIT (10.5m x 5.3m)

With UPVc double glazed windows overlooking the front and the side of the property. Perimeter power points. Central heating radiators. Opening to staircase to first floor and further door leading through to

## ROOM 2 (5.4m x 4m)

With UPVc double glazed window overlooking the side of the property. Ceiling lights. Power points. Central heating radiators. Built in sink unit. Door to

## VESTIBULE (2.4m x 1.2m)

With ceiling lights. Fire exit and opening to

## KITCHEN (2.3m x 1.4m)

Comprising stainless steel sink unit set into marble effect worktop with base unit below and matching wall units above. Ceiling light. Air extractor.

## WC

WC with wash hand basin. Obscure glazed window overlooking the side of the property. Ceiling light. Air extractor. 3.5m x 2.4m

## FIRST FLOOR ACCOMMODATION

Staircase from the ground floor retail unit leading to first floor landing with false ceiling with fluorescent strip ceiling lights. Perimeter power points. (9.3m x 1.7m) Doors to

## ROOM 1 (5.9m x 5.4m)

With UPVc double glazed windows overlooking the front and the side of the property. Perimeter power points. Central heating radiator. Sink unit.

## ROOM 2 (4.2m x 3.6m)

UPVc double glazed window overlooking the side. Power points. Central heating radiators.

## ROOM 3 (4m x 3.6m)

UPVc double glazed window overlooking the side of the property. Perimeter power points. Central heating radiators. Ceiling light.

## ROOM 4/KITCHEN (2.4m x 2m)

With UPVc double glazed window overlooking the rear of the property. Built in stainless steel sink unit set into work top with base units below. Wall mounted boiler.

## WC (1.5m x 1.4m)

Comprising WC with wall mounted wash hand basin with tiled splash back. Central heating radiator. Ceiling light.

## OUTSIDE TO THE REAR

To the rear and the side of the property there is tarmac hardstanding providing 5 car parking spaces. Wrought iron enclosed courtyard.

## RATEABLE VALUE

(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.

**AWAITING EPC**