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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

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THOMASWILLMAX.CO.UK

**2-8 KINGSWAY, ALTRINCHAM,
CHESHIRE WA14 1PJ**

FOR SALE - £1.5 M



**PRIME DEVELOPMENT/INVESTMENT CONVERSION
ATTRACTIVE GRADE II LISTED BUILDING WITH FULL
PLANNING CONSENT FOR 9 RESIDENTIAL FLATS AND
ADDITIONAL COMMERCIAL GROUND FLOOR UNIT
WHEN DEVELOPED.**

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DESCRIPTION

This grade II listed building is situated in Altrincham Town Centre and currently provides two commercial retail units with self-contained vacant office space on the first and second floors producing a total income of £20,000 p.a.

A prime development/investment opportunity with full planning for 9 residential flats and an additional commercial ground floor unit once developed.

PLANNING CONSENT

The necessary planning consent documents can be viewed on the Trafford Council planning portal:

Listed building Consent – 100708/LBC/20

Planning Consent – 100707/FUL/20

VIEWING

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

USE CLASS

The building falls under class “E”

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.