

**167 CROSS STREET
SALE, MANCHESTER M33 7JQ
FOR SALE - £350,000**



INVESTMENT OPPORTUNITY
**CURRENTLY BEING FITTED OUT AS HIGH END SUNBED SHOP.
PLUS 2 X ONE BEDROOM SELF CONTAINED FLATS ON THE
FIRST AND SECOND FLOORS WITH POTENTIAL
DEVELOPMENT FOR A FURTHER FLAT/OFFICE
TOTAL RENTAL INCOME £26,100 P.A.**

GROUND FLOOR RETAIL UNIT

Currently let, producing a rent of £10,500 p.a.

RETAIL (7.3m x 4.8m)

Open plan modern contemporary fit out.
Four/Five studios for sunbeds. Wood flooring.
Spot lights. New Doors. New flooring. Wooden panelling.

STORAGE AREA

BATHROOM

With marble effect. WC.

EXTENSION TO THE REAR (5m x 5m)

With rear garage which can be used as storage
or could be converted into an office.

FIRST FLOOR FLAT 1

One bedroom flat let out on a 12 month AST with
rent payable of £700 pcm.

FIRST FLOOR FLAT 2

One bedroom flat let out on a 12 month AST with
rent payable of £600 pcm

RATEABLE VALUE/COUNCIL TAX

(Vendor pls confirm)

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.



EPC – RETAIL UNIT ENERGY RATING – C
3819-6644-1001-8147-6217

EPC – FLAT 1 ENERGY RATING – D
6139-4924-8000-0889-1226

EPC – FLAT 2 ENERGY RATING – D
0048-7924-7230-6171-0944

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.