

**414 BARTON ROAD
STRETFORD, MANCHESTER M32 9RW
FOR SALE £325,000**



**GROUND FLOOR RETAIL UNIT
PROVIDING APPROXIMATELY 65.8 SQ.M (709 SQ.FT.)
AND TWO BEDROOM SELF CONTAINED FLAT
TO FIRST FLOOR.
SECURE REAR YARD WITH EXTERNAL STORE.**

GROUND FLOOR ACCOMMODATION

ENTRANCE

Aluminium glazed double opening entrance doors with display windows to each side providing a frontage of **5.4m**. Having the benefit of external steel roller shutter.

RETAIL AREA (8.8m x 5.4m)

Fitted counter with glass display unit, extractor hood, display and stainless steel shelving and splash back. False ceiling with ceiling tiles and inset lighting. Vinyl flooring. Power points. Door leading through to

KITCHEN (6.3m x 2.9m)

Stainless steel shelving and splash back. Fluorescent strip ceiling light. Tiled flooring. Power points. Door leading through to

REAR STORE & COLD ROOM

OUTSIDE STORE

FIRST FLOOR ACCOMMODATION

Independently accessed from the door to the side of the property leading to staircase and first floor landing with doors providing access to

LOUNGE

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

KITCHEN

Comprising fitted kitchen. Window overlooking the rear elevation. Part tiled walls. Power points. Ceiling light. Laminate flooring.

BEDROOM 1

Double bedroom with uPVC double glazed window. Central heating radiator. Power points. Ceiling light.

BEDROOM 2

Single bedroom with uPVC double glazed window. Central heating radiator. Power points. Ceiling light.

BATHROOM

With white three piece suite. Part tiled walls. Ceiling light.

RATEABLE VALUE - £10,000 p.a.

COUNCIL TAX BANDING – Trafford Council Band A

VIEWING

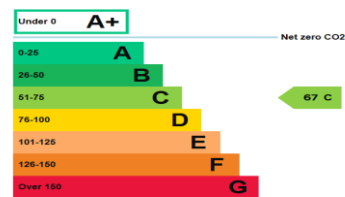
Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555



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.

Energy rating and score

This property's energy rating is C.

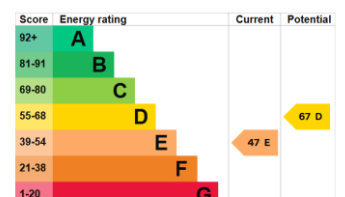


Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Retail EPC

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Flat EPC