

To make an appointment please call: $0161 \ 905 \ 3555$

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

42-44 BROOK ROAD URMSTON, MANCHESTER M41 5RY FOR SALE – O/O £795,000



INVESTMENT OPPORTUNITY

TWO RETAIL UNITS, ONE A FITTED CAFÉ WITH LARGE REAR COURTYARD GARDEN ALONG WITH TWO VACANT SELF CONTAINED TWO BEDROOM FIRST FLOOR FLATS RENNOVATED TO A HIGH STANDARD. TOTAL EXPECTED INCOME IN THE REGION OF £74,000 P.A.

THOMAS WILLMAX LIMITED 189 Washway Road Sale Cheshire M33 4AH TEL: 0161 905 3555 FAX: 0161 905 3999

info@thomaswillmax.co.uk www.thomaswillmax.co.uk

42 BROOK ROAD (Total 65.5 sq.m./705 sq.ft.)

Well-presented retail unit with a frontage of 4.2m. Traditional features throughout. Estimated annual rent £12,000 p.a. comprising of:

RETAIL AREA 1 (9.2m x 4.2m) KITCHEN AREA RETAIL AREA 2 (5.3m x 5.1m) DISABLED WC

44 BROOK ROAD (Total 110.8 sq.m./1193 sq.ft.)

Fitted to a high standard throughout this licenced café and bar provides a shop frontage of 6.2m with large seating area and has the benefit of a beautiful enclosed rear courtyard garden providing additional seating. Estimated annual rent £20,000 p.a. comprising of:

RETAIL/SEATING AREA (9m x 6.2m) REAR SEATING AREA (5.3m x 5.1m) KITCHEN/STORAGE AREA (6.6m x 2.9m) WC REAR COURTYARD GARDEN

42a BROOK ROAD

Fully refurbished 2 bedroom flat, well-presented throughout, with its own separate entrance from the ground floor. Estimated rent £1,500pcm. Comprising of:

OPEN PLAN LOUNGE/DINER (11.9m x 4m) WC LANDING (4.2m x 2.6m) BEDROOM 1 (4.4m x 2.8m) BEDROOM 2 (4.7m x 2.1m) BATHROOM (2.8m x 1.8m)

44a BROOK ROAD

Beautifully presented and refurbished to a high standard throughout this spacious 2 bedroom flat has its own separate entrance from the ground floor and benefits from a mezzanine. Estimated rent £2,000pcm. Comprising of:

| OPEN PLAN LOUNGE/DINER | (10.7m x 9.3m |
|------------------------|---------------|
| UTILITY ROOM | (3.2m x 2.2m) |
| STORE ROOM | (2.5m x 2.4m) |
| BATHROOM | (3.2m x 2.5m) |
| MEZZANINE/BALCONY | (6.4m x 3.5m) |
| MASTER BEDROOM | (7m x 4.6m) |
| BEDROOM 2 | (5.8m x 2.4m) |
| WALK IN WARDROBE | (2.9m x 1.8m) |
| EN-SUITE SHOWER ROOM | (3.7m x 1.9m) |

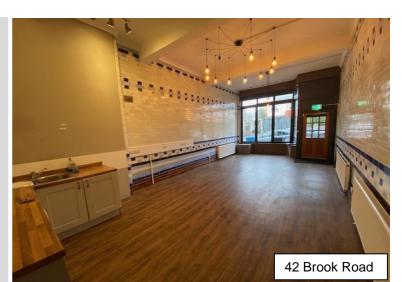
VIEWING

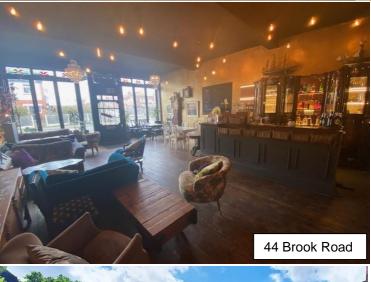
Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

EPC information (copies available on request) 42 Brook Road – 0060-5227-0310-0550-8024 – Rating B 42a Brook Road – TCB

44 Brook Road - 4212-4741-1407-8702-8840 - Rating C 44a Brook Road - TCB

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax not 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.







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