

**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.**



#### **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 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.



42 Brook Road



44 Brook Road



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42 Brook Road



44 Brook Road

