

**22-24 STATION ROAD  
URMSTON, MANCHESTER M41 9JN  
FOR SALE - £320,000**



**INVESTMENT OPPORTUNITY  
PROMINENT CORNER GROUND FLOOR UNIT  
AND BASEMENT  
OFFERING A TOTAL OF 258.2 SQ.M. (2781 SQ.FT.).  
WITH FREEHOLD**

## DESCRIPTION

The double fronted corner retail unit is ideally situated in the centre of Urmston town centre.

The unit is currently let on a 6-year lease from January 2025 at £24,000 p.a. to a hair salon.

In addition to the rental income there is a ground rent charge payable from the apartments above equating to £620 per annum payable for a further 992 years.

The Salon has been established in Urmston for over 40 years and been in occupation of station road salon for over 20 years.

## GROUND FLOOR ACCOMMODATION (1402 SQ.FT./130.1 SQ.M.)

### ENTRANCE

RETAIL/OFFICE AREA (11.2m x 10m)

REAR ROOM (3.6m x 3.1m)

KITCHEN (3.8m x 2.5m)

WC (2.4m x 1.4m)

## LOWER GROUND FLOOR (1379 SQ.FT./128 SQ.M.)

Chamber 1 (11.2m x 4m)

Chamber 2 (3.8m x 2.6m)

Chamber 3 (3.4m x 2.3m)

Chamber 4 (3.2m x 1.9m)

Chamber 5 (6m x 5.1m)

Chamber 6 (3.9m x 3.6m)

## TENURE – FREEHOLD

### VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE

The full EPC can 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.



### Energy rating and score

This property's energy rating is C.

