

**398 WASHWAY ROAD
SALE M33 4JH
FOR SALE - £365,000**



DEVELOPMENT/INVESTMENT OPPORTUNITY
LARGER THAN AVERAGE CORNER TWO STOREY RETAIL UNIT
WITH REAR STORAGE/SHOWROOM OR OFFICE
PROVIDING A TOTAL OF APPROX 177.3 SQ.M (1909 SQ.FT.).
OFF STREET PARKING

DESCRIPTION

This prominent corner retail unit is ideally situated along the A56 on a fully occupied parade between Altrincham town centre and Sale town centre.

The ground floor provides mainly open plan retail space with kitchen and an adjoined rear storage facility which benefits from a steel roller shutter to the side of the building. There is also the opportunity to convert the storage facility into a separate unit and generate additional income.

To the first floor are a further 4 rooms, bathroom and separate WC which could easily be converted into a 2 or 3 bedroom self-contained flat.

GROUND FLOOR (111.4 SQ.M./1200 SQ.FT.).

ENTRANCE

RETAIL AREA (5.8m x 4.9m)

RETAIL AREA 2 (4.3m x 1.7m + 4.1m x 3.8m)

RETAIL AREA 3 (7.1m x 5.5m)

REAR STORAGE UNIT (3.6m x 3.6m)

KITCHEN (3.8m x 1.7m)

FIRST FLOOR (58.7 SQ.M./632 SQ.FT.).

ROOM 1 (4.9m x 3.6m)

ROOM 2 (3.8m x 2.1m)

ROOM 3 (4.1m x 3.8m)

ROOM 4 (3.6m x 2.8m)

BATHROOM (2.7m x 1.7m)

WC (1.8m x 0.7m)

VIEWING

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

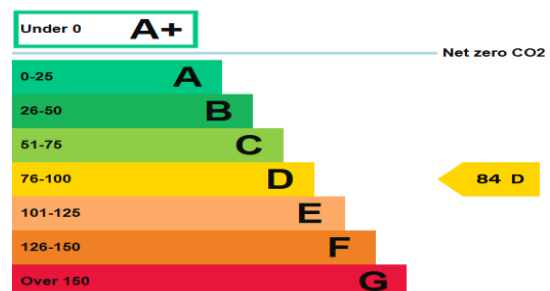
ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

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.



This property's energy rating is D.



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.