

**615-617 STRETFORD ROAD
OLD TRAFFORD, MANCHESTER M16 0QA
FOR SALE - £550,000**



**DEVELOPMENT OPPORTUNITY
TWO STOREY SELF CONTAINED OFFICE/RETAIL
BUILDING PROVIDING APPROXIMATELY
228 SQ.M (1885 SQ.FT.).
WITH PARKING TO THE FRONT AND REAR.**

DESCRIPTION

This two storey building is ideally located on Stretford Road. Conveniently positioned just off the A56 close to Manchester city centre, Media City, Trafford Park and the motorway network.

The office accommodation comprises of mainly open plan offices with kitchen and WC facilities.

The property would be suitable for either residential or commercial development.

GROUND FLOOR

ENTRANCE

Aluminium glazed entrance doors with display windows to each side providing a frontage of **5.8m** with further aluminium glazed windows to the side measuring **5.3m** both with the benefit of external steel roller shutter security blind.

OFFICE/RETAIL AREA 1

With false ceiling with inset fluorescent strip lighting. Numerous perimeter central heating radiators. Power points. Telephone points. Two openings leading through to

OFFICE/RETAIL AREA 2

With false ceiling with inset fluorescent strip lighting. Numerous perimeter central heating radiators. Power points. Door providing access to inner hallway with further doors to

KITCHEN AREA

WC

REAR OFFICES

With range of ceiling lights. Numerous power points and rear door leading onto the car park to the rear.

FIRST FLOOR

STORAGE

OUTSIDE

To the front of the unit there is hardstanding providing an area for customer parking. Outside to the rear which is accessed via the service road there is further hardstanding providing parking.

TENURE - TBC

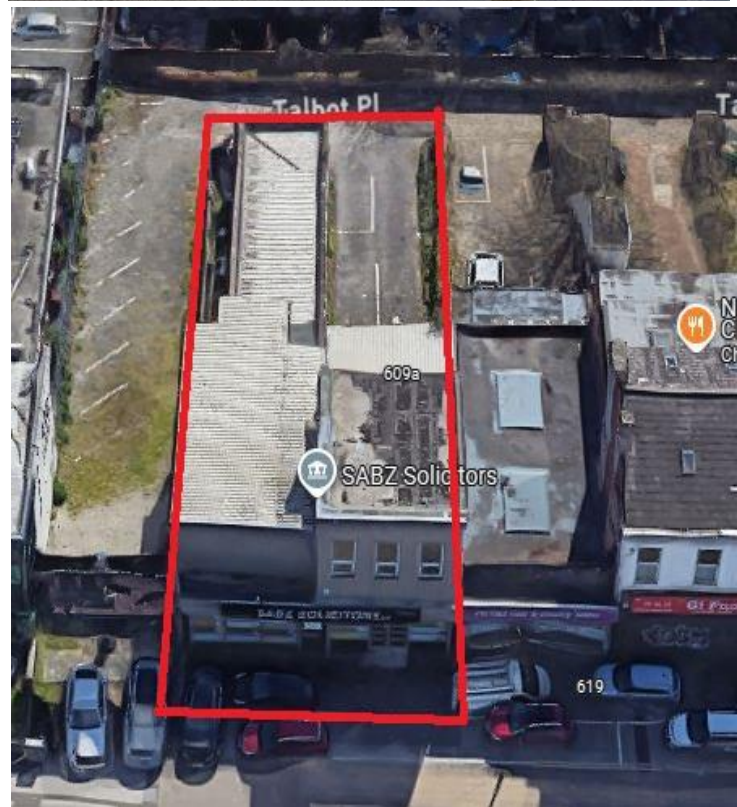
RATEABLE VALUE - £21,250 P.A.

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.