

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**625 ASHTON NEW ROAD  
CLAYTON, MANCHESTER M11 4RX  
FOR SALE - £625,000**



**DEVELOPMENT OPPORTUNITY**  
**LARGE CORNER TWO STOREY BUILDING WITH  
ACCOMMODATION OVER FIRST AND SECOND FLOORS  
PLUS, BASEMENT STORAGE/ PLUS 2 BEDROOM AND 1 BATH  
HOUSE WITH SEPARATE ENTRANCE  
PROVIDING APPROX 553.4 SQ.M (5,960 SQ.FT.).**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

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

## DESCRIPTION

This prominent two storey corner building is ideally situated on the corner of Clayton Hall Road and Ashton New Road along the A662, close to Manchester City FC Team Centre.

The property offers accommodation over two floors and provides mainly open plan function rooms, bars and facilities ideal for an entertainment venue and either residential or commercial development. There is also a 2 Bedroom and 1 Bathroom House with separate entrance

## GROUND FLOOR

### ENTRANCE

LOUNGE (88.5 sq.m./953 sq.ft.)

BAR AREA (25.7 sq.m./276 sq.ft.)

HALL (173.4 sq.m./1,867.5 sq.ft.)

OFFICE (30.9 sq.m./332 sq.ft.)

INTERNAL STORAGE (14.6 sq.m./157 sq.ft.)

DISABLED WC

## FIRST FLOOR

HALL (162.1 sq.m./1745.8 sq.ft.)

KITCHEN (11 sq.m./118.5 sq.ft.)

STAFF WCS (6.6 sq.m./71 sq.ft.)

**BASEMENT STORAGE** (40.6 sq.m./437 sq.ft.)

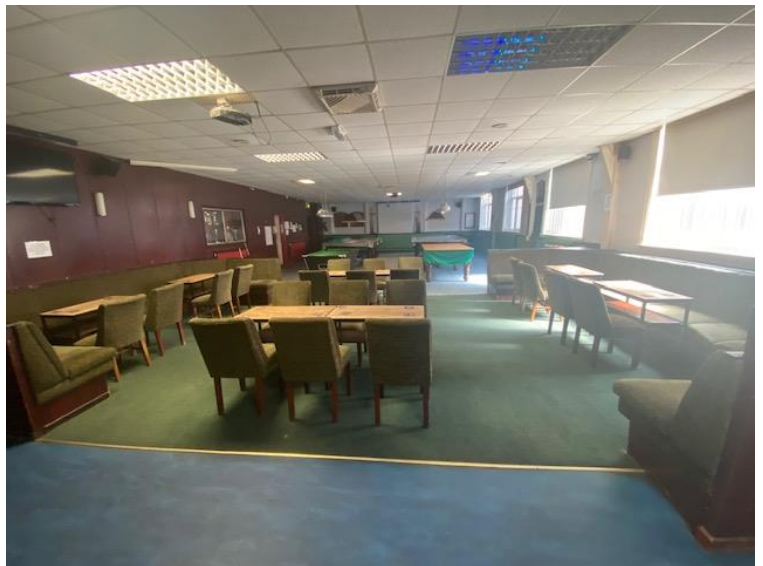
TENURE - FREEHOLD

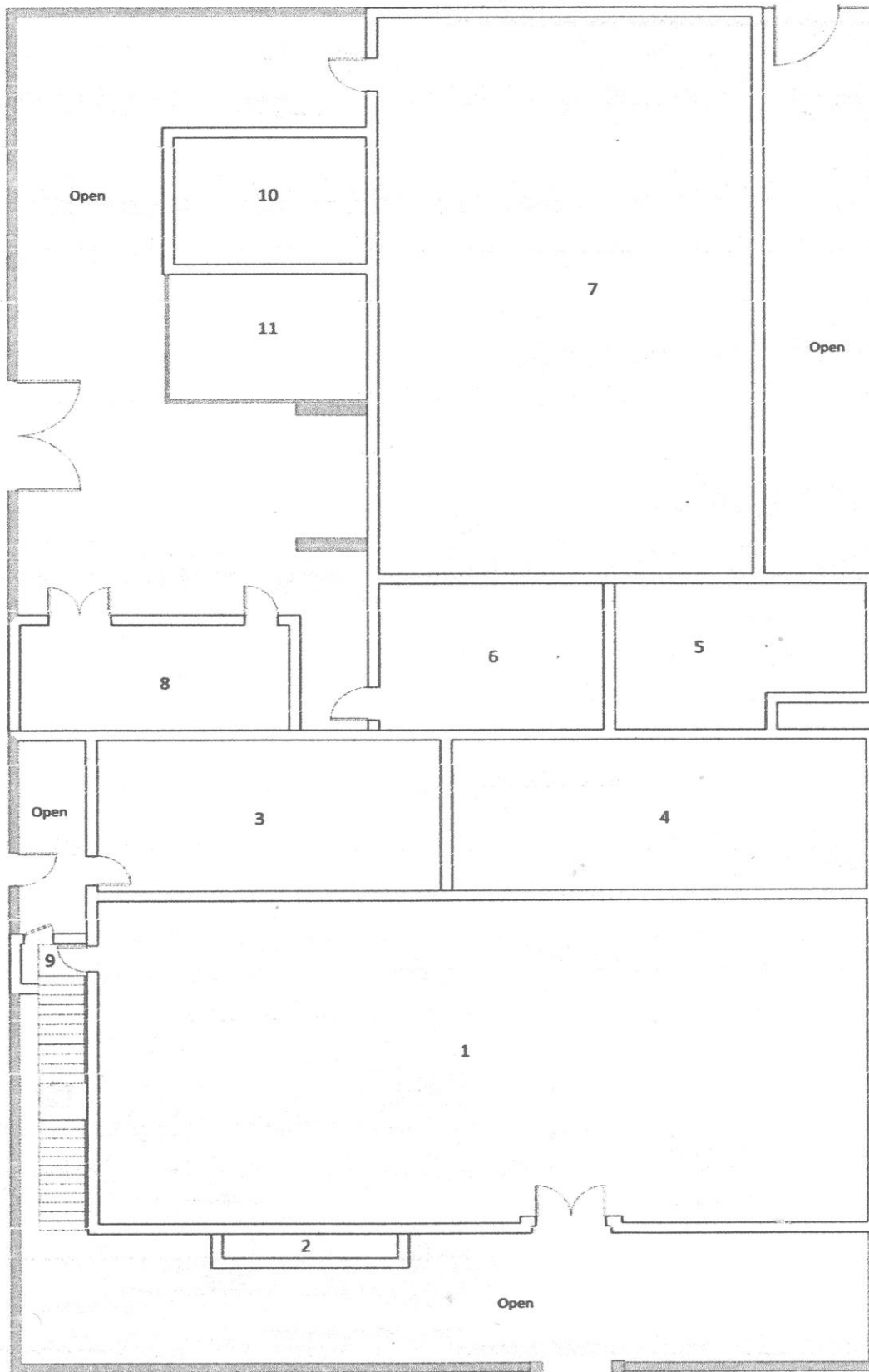
## VIEWING

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.