

**4 GEORGE STREET  
ECCLES, SALFORD M30 0RG  
FOR SALE - £350,000**



**RESIDENTIAL DEVELOPMENT OPPORTUNITY  
DOUBLE FRONTED DETACHED TWO STOREY BUILDING  
COMPRISING RECEPTION, 6 OFFICE ROOMS, WC,  
INTEGRAL GARAGE & REAR YARD  
PROVIDING APPROX 167.4 SQ.M (1,802 SQ.FT.)**

The deceptively large detached two storey building is ideally located just off Liverpool Road, surrounded by a variety of commercial businesses and currently comprises of office rooms, WC, integral garage and large rear yard.

With the added benefit of historic planning approval to convert the property into four one bedroom residential apartments or alternatively it could be reinstated as two semi-detached houses.

### **PLANNING PERMISSION 15/66865/FUL**

### **GROUND FLOOR – (86.4 SQ.M./930 SQ.FT.)**

#### **ENTRANCE**

**RECEPTION (5.1m x 3.9m)**

**OFFICE 1 (4.4m x 3.8m)**

**OFFICE 2 (5.4m x 5m)**

**OFFICE 3 (5.2m x 4.1m)**

### **FIRST FLOOR ACCOMMODATION – 81 SQ.M./872 SQ.FT.)**

**OFFICE 4 (2.9m x 2.8m)**

**OFFICE 5 (9.4m x 4.4m)**

**OFFICE 6 (4.5m x 3.9m)**

#### **WC**

#### **INTEGRAL GARAGE**

#### **OUTSIDE**

The property benefits from a yard to the rear of the property.

#### **BUSINESS RATES**

The property is currently listed on the Valuation Office website as having a rateable value of £12,250 p.a.

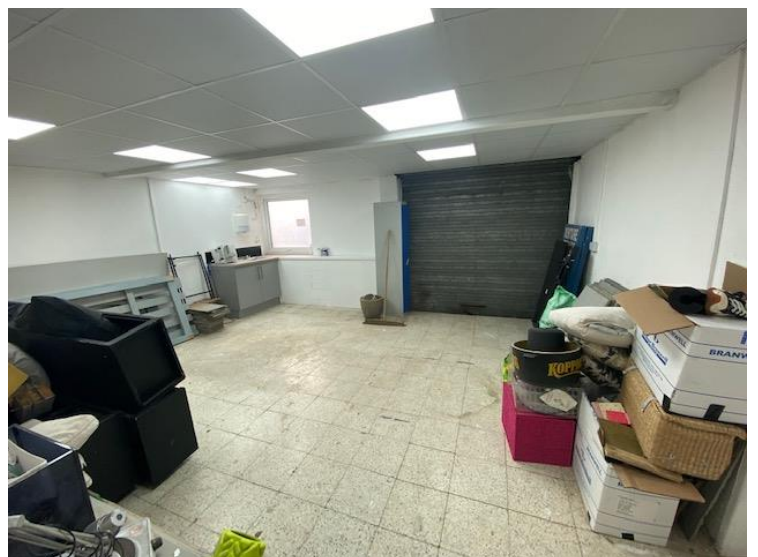
#### **VIEWING**

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

#### **ENERGY PERFORMANCE CERTIFICATE**

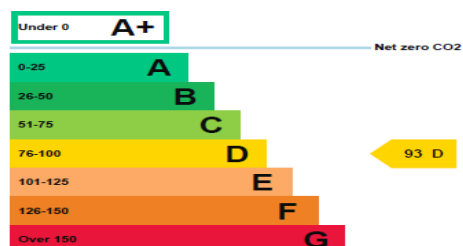
An EPC has been requested and will be made available to interested parties.

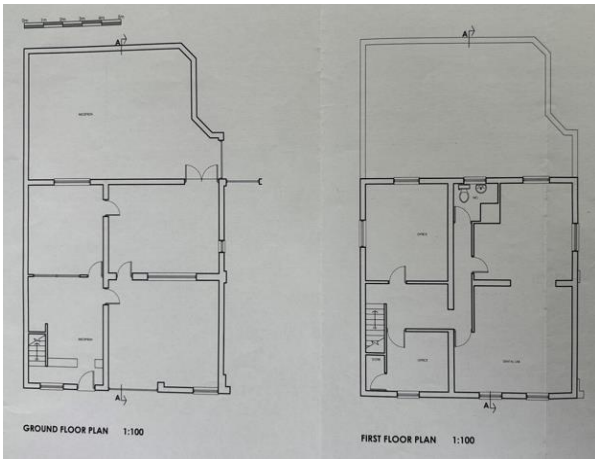
These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



#### **Energy rating and score**

This property's energy rating is D.





**Proposed Floor Plans**

