

**83 STRETTFORD ROAD
URMSTON, MANCHESTER M41 9LG
FOR SALE – £250,000**



INVESTMENT OPPORTUNITY

GROUND FLOOR RETAIL UNIT LET TO “CURRY JUNCTION” WITH RENT PAYABLE OF £790 PCM UNIT PROVIDING APPROXIMATELY 61 SQ.M (657 SQ.FT.) WITH 2 BEDROOM FLAT ABOVE RENTED OUT FOR £850 PCM. TOTAL RENTAL INCOME OF £19,650 P.A.

ENTRANCE

Corner retail unit with door through to

RETAIL AREA 1 (3.6m x 3.8m)

Currently operating as a takeaway. With tiled floors. Suspended ceiling. Fluorescent ceiling lights. Rear counter. Power points. Door through to

RETAIL AREA 2 (3.1m x 3.5m)

With fluorescent ceiling lights. Power points. Combi boiler. Leading through to

KITCHEN (5.7m x 3.4m)

Canopy hood. Five ring gas burner how with twin fryer. Tandoori oven. Double sink. Power points. Fluorescent ceiling lights. Tiled flooring. Leading through to

REAR STORE 1 (3.3m x 2.3m)

Fluorescent ceiling lights. Vinyl flooring. Upvc walls. Shelving. Window overlooking the rear of the property. With door to

REAR STORE 2 (2.9m x 3.3m)

Fluorescent ceiling lights. Tiled flooring. Tiled walls. Window overlooking the rear of the property

BASEMENTS

Full length of the property. Fluorescent ceiling lights. Power points.

RATEABLE VALUE/COUNCIL TAX BANDING

(Vendor pls confirm)

VIEWING

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



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.