

5A HIGH LANE CHORLTON, MANCHESTER M21 9DJ FOR SALE- £360,000



**MODERN GROUND FLOOR RETAIL/OFFICE UNIT.
PROVIDING APPROXIMATELY 112 SQ.M (1206 SQ.FT.).
WITH SHARED CAR PARK.**

DESCRIPTION

Positioned in the centre of Chorlton village on the junction of High Lane and Barlow Moor Road we are able to offer to the market this modern ground floor retail/office unit which would also be suitable for other uses falling under the new "E" use class.

The accommodation is mainly open plan with the benefit of a fully glazed frontage along with shower room and store room positioned to the rear providing a total of 112 sq. m. (1206 sq.ft.).

The property would be suitable for either owner/occupiers or investors with a rent in the region of £25,000 p.a. being achievable.

ENTRANCE

Glazed entrance door with full height glazed windows to each side providing a frontage of **5.6m** with the benefit of external steel roller electric shutter leading through to



OFFICE/RETAIL AREA (16.7m x 6.4m)(maximum)

With range of down lighters. Perimeter power points. Telephone points. To the rear there is a built in kitchen area comprising stainless steel sink unit set into run of marble effect worktop with range of white fronted base units below. Built in electric cooker. Perimeter electric heaters. Door leading through to



INNER HALLWAY

Built in storage cupboards. Fire escape with external steel roller shutter.

SHOWER ROOM (2m x 3.7m)

Comprising built in walk in shower. Wash hand basin and WC. Part tiled walls. Inset down lighters and extractor.

STORE ROOM (3.8m x 1.9m)

Ceiling lights and power points.

PARKING

To the side of the property there is tarmac hardstanding offering shared car parking with the residential tenants of Point House which operates on a first come first served basis.

TENURE - Leasehold – 999 years with a Ground Rent payable of approx. £125.00 per annum.

SERVICE CHARGE – Approximate cost of annual service charge for 2025 is £2,200.00

USE CLASS

The building falls under class 'E' and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

RATEABLE VALUE - £18,250 p.a.

VIEWING

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

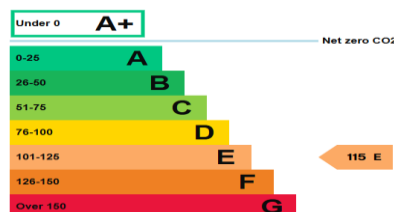
ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



Energy rating and score

This property's energy rating is E.



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.