

**8 HAMPSON STREET,
SALE MOOR, M33 3HJ
FOR SALE - £170,000**



**SINGLE STOREY BUILDING
OFFERING APPROXIMATELY 74.8 SQ.M. (805 SQ.FT.).
SUITABLE FOR OFFICE, RETAIL OFFICE,
CONSULTING/MEDICAL USE.
WITH CAR PARKING SPACES TO THE FRONT.**

DESCRIPTION

The unit is positioned on the edge of Sale Moor village, just a short walk from the centre which benefits from a wide variety of shops, café's, restaurants, pubs, excellent links to public transport and a short drive from the motorway network.

The property also has the benefit of uPVC windows and doors, gas central heating and added security bars.

ENTRANCE

uPVC glazed entrance door with the benefit of steel bar external security gate and uPVC patio doors to the side which both lead through to

OPEN PLAN RETAIL AREA

With uPVC patio doors to the front elevation. False ceiling with inset panel lighting and range of spotlights. Laminate flooring. Power points. Central heating radiator. Doors leading through to

ROOM 1

Window to the front elevation. False ceiling with inset panel lighting. Laminate flooring. Power points. Central heating radiator.

ROOM 2

Small windows to retail area. False ceiling with inset panel lighting. Laminate flooring. Power points. Central heating radiator.

ROOM 3

KITCHEN

WC

OUTSIDE

To the front of the property there is a paved area providing off road parking and an area for display or bin storage.

BUSINESS RATES

The property is listed on the Valuation Office website as having a rateable value of **£7,800 p.a. from 1st April 2026**. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority

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.



ENERGY PERFORMANCE CERTIFICATE

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