

**53 HIGHER ROAD
URMSTON, MANCHESTER M41 9AP
FOR SALE - £795,000**



DEVELOPMENT OPPORTUNITY

**LARGE PLOT COMPRISING TWO STOREY DETACHED
BUILDING WITH OFFICE & SINGLE STOREY WAREHOUSE
PLUS AMPLE PARKING TO THE REAR.
SET IN GROUNDS OF 0.3 ACRES**

DESCRIPTION

The large plot currently comprises a Victorian detached building of two storey construction, with the ground floor providing an office suite and a self-contained flat to the first floor.

To the side and rear is a single storey office and warehouse unit offering approximately 212 sq.m. (2283 sq.ft.) with passenger access door to the rear.

OUTSIDE

The rear of the property is accessed via a driveway to the side and in turn leads onto hardstanding which providing parking for numerous vehicles.

RATEABLE VALUES:

FRONT OFFICE/WAREHOUSE – £12,750 P.A.

WAREHOUSE - £14,750 P.A.

VIEWING

Strictly by appointment through sole agents
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.

