

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

28 SCHOOL ROAD SALE, MANCHESTER M33 7XF FOR SALE - £525,000



PART INVESTMENT OPPORTUNITY

**EXTENDED THREE STOREY MID TERRACED PROPERTY COMPRISING
GROUND FLOOR AND PART FIRST FLOOR RETAIL/OFFICE UNIT WITH
BASEMENT STORAGE PROVIDING APPROX 100.8 SQ.M. (1,077 SQ.FT.).**

CURRENTLY LET ON A 15 YEAR LEASE AT £22,000 P.A.

**TO THE FIRST AND SECOND FLOORS IS A SELF CONTAINED TWO
BEDROOM FLAT WITH LOUNGE, KITCHEN AND BATHROOM.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

28 SCHOOL ROAD – CURRENTLY LET ON AT 15 YEAR LEASE FROM 2016 AT £22,000 P.A.

RETAIL AREA (50.5 SQ.M./544.5 SQ.FT.)

OFFICE (8.7 SQ.M./94 SQ.FT.)

FIRST FLOOR

ROOM ONE (18.3 SQ.M./198 SQ.FT.)

STAFF ROOM (4.8 SQ.M./52 SQ.FT.)

ROOM TWO (9.48 SQ.M./102 SQ.FT.)

BASEMENT

STORAGE AREA (24.9 SQ.M./268 SQ.FT.)

28A SCHOOL ROAD – SELF CONTAINED TWO BEDROOM FLAT – RENT ERV £1,100 PCM / £13,200 P.A.

ENTRANCE

Currently accessed via external steel staircase at the rear of the building which leads to first floor entrance door.

LOUNGE (5.95m x 4.53m)

With uPVC double glazed windows overlooking the front of the property. Electric heater positioned below. Ceiling spotlights. Perimeter power points.

KITCHEN DINER (4.80m x 3.90m)

Comprising sink unit set into run of marble effect worktop with range of white gloss fronted base and draw units below and matching wall units above. Part tiled walls. Wall mounted combi boiler. Velux roof light.

SHOWER ROOM (4.80m x 1.82m)

Comprising large walk-in shower cubicle, sink set into vanity unit with cupboard below, WC, tiled walls and fitted mirror. Ceiling light.

SECOND FLOOR ACCOMODATION

BEDROOM 1 (5.00m x 4.43m)

Double bedroom with eaves storage. Ceiling light. Power points. Some restricted head height.

BEDROOM 2 (3.52m x 3.12m)

Single bedroom with feature glass windows overlooking the rear. Ceiling light. Power points. Some restricted head height.

ENERGY PERFORMANCE CERTIFICATE

The full EPC's can be made available to interested parties.

OUTSIDE TO THE REAR

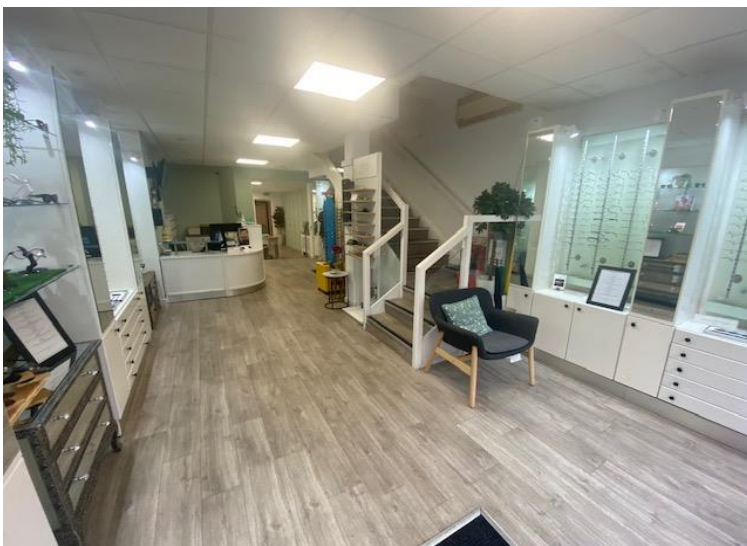
To the rear of the property there is an enclosed yard accessed via a right of way to the rear of the property. The secure wrought iron gate provides access to an area for bin storage and an external staircase leading to the first and second floors.

RATEABLE VALUE – £10,250 FROM 1st APRIL 2026

COUNCIL TAX – TRAFFORD COUNCIL BAND A

VIEWING

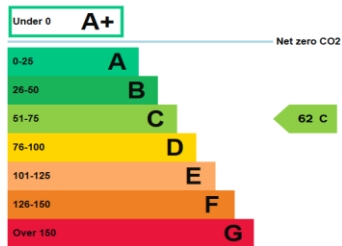
Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555





Energy rating and score

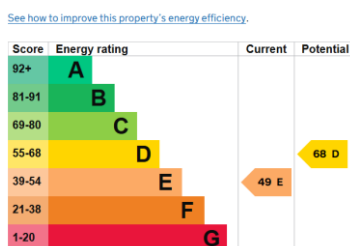
This property's energy rating is C.



COMMERCIAL EPC
CERTIFICATE NO:
0480-0233-6539-1627-3006

Energy rating and score

This property's energy rating is E. It has the potential to be D.



COMMERCIAL EPC
CERTIFICATE NO:
0853-2875-7549-9808-60516