

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**63 & 63A GREAT STONE ROAD  
STRETFORD, MANCHESTER M32 8GR**

**FOR SALE - £325,000**



## **PART INVESTMENT OPPORTUNITY**

**TWO STOREY MID TERRACED PROPERTY COMPRISING  
GROUND FLOOR RETAIL UNIT WITH BASEMENT  
CURRENTLY LET ON A 12 YEAR LEASE AT £13,640 P.A.  
TO THE FIRST FLOOR IS A VACANT SELF CONTAINED TWO  
BEDROOM FLAT WITH LIVING ROOM/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

**63 GREAT STONE ROAD – CURRENTLY LET ON A 12 YEAR LEASE FROM 2025 AT £13,640 P.A.**

**RETAIL AREA (81.5 SQ.M. / 877.7 SQ.FT.)**

**BASEMENT (76.8 SQ.M. / 827.9 SQ.FT.)**

**63A GREAT STONE ROAD – SELF CONTAINED TWO BEDROOM FLAT – VACANT**

**FIRST FLOOR**

**ENTRANCE**

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

**LIVING ROOM / KITCHEN (4.87m x 4m)**

With uPVC double glazed bay window overlooking the front of the property. Gas central heating radiator. Laminate flooring. Ceiling light. Perimeter power points.

Sink unit set into run of marble effect worktop with range of wood effect fronted base and draw units below and matching wall units above. Electric oven and hob with extractor above. Part tiled walls.

**HALLWAY WITH UTILITY AREA**

Worktop with spaces for washer and dryer below. Laminate flooring. Ceiling light. Power points.

**BEDROOM 1 (4.47m x 2.98m)**

With uPVC double glazed window overlooking the rear of the property. Velux roof light. Gas central heating radiator. Laminate flooring. Ceiling light. Perimeter power points

**BEDROOM 2 (3.51m x 2.11m)**

With uPVC double glazed window overlooking the side of the property. Gas central heating radiator. Laminate flooring. Ceiling light. Perimeter power points

**BATHROOM (2.42m x 2.11m)**

Comprising white 3-piece suit. Part tiled walls. Central heating radiator. Ceiling light. Vinyl flooring.

**SECOND FLOOR**

**LOFT STORAGE ROOM (4.88m x 2.79m)**

**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 gate provides access to an area for bin storage and an external staircase leading to the first and second floors.

**RATEABLE VALUE – £10,750 FROM 1<sup>st</sup> APRIL 2026**

**COUNCIL TAX – TRAFFORD COUNCIL BAND A**

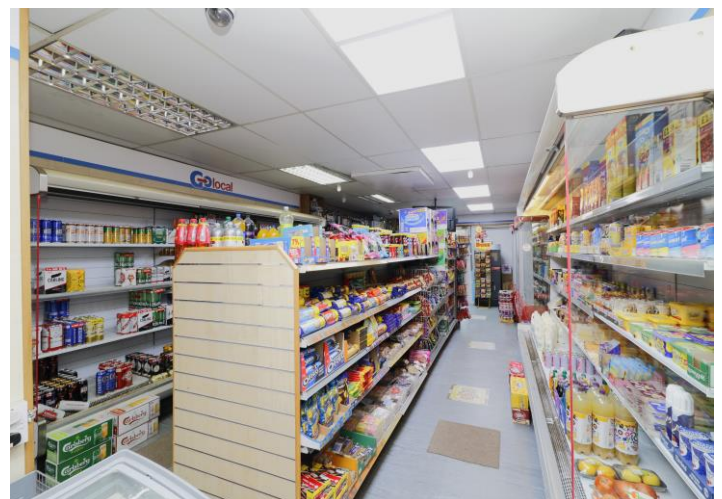
**VIEWING**

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

**ENERGY PERFORMANCE CERTIFICATES**

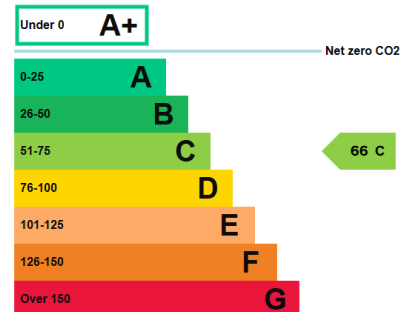
The full EPC's can be made available to interested parties.





### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

CERTIFICATE NO: 3166-6561-6480-4608-2963

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.

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### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Certificate Number: 0040-2038-1017-2507-3431

The floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements are approximate only. Openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement or contract. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspections.