

**352 FLIXTON ROAD
URMSTON, MANCHESTER M41 5GW
FOR SALE - £395,000**



**RETAIL/OFFICE UNIT
PROVIDING APPROXIMATELY 50.3 SQ.M. (542 SQ.FT.)
PLUS SELF CONTAINED
TWO DOUBLE BEDROOM FIRST FLOOR FLAT**

ENTRANCE

Aluminium glazed entrance door with large display window to the side leading through to

RETAIL AREA

With fitted counter and till/service area. Area for tables and chairs. Tiled floor and part tiled walls. False ceiling with inset spot lights. Air conditioning unit. CCTV camera. Numerous. Power points. Door leading through to

COMMERCIAL KITCHEN

Fully fitted stainless steel commercial kitchen with large extractor, self-cooking centre 10 grid electric combi oven, Chinese wok burner cooker, commercial fryers, Bain Marie, industrial double sink and commercial kitchen sprayer along with various work stations, shelving and storage areas. Stainless steel walls. Tiled floor. Range of ceiling lights. Central heating radiators. Numerous power points.

WALK IN STORE CUPBOARD

With shelving. Space for large chest freezer. Numerous power points. Ceiling light.

WC/LOCKER ROOM

Staff locker unit. WC with wall mounted wash hand basin. Tiled walls. Tiled floor. Central heating radiator. Air extractor.

OUTSIDE

To the front of the property there is a paved area with perimeter fencing with planters for customer seating.

FIRST FLOOR LIVING ACCOMMODATION

ENTRANCE

Accessed from the enclosed area to the side of the property via an external metal stair case which lead to uPVC entrance door. Laminate flooring. Ceiling light. Wall mounted alarm control panel. Central heating thermostat. Doors leading to

BREAKFAST KITCHEN

Comprising range of white base units and wall units, stainless steel sink unit set into worktop. Stainless steel gas hob with extractor and electric oven below. Two uPVC windows to the side and rear of the property. Numerous power points. Part tiled walls. Ceiling lights. Central heating radiator. Loft access hatch.

LOUNGE

With large uPVC double glazed window overlooking the front of the property. Central heating radiator. Laminate flooring. Ceiling light. Power points.

BEDROOM 1

With uPVC double glazed window. Central heating radiator. Laminate flooring. Ceiling light. Power points.

EN-SUITE SHOWER ROOM

Comprising three piece white suite. Electric shower. Tiled walls. Ceiling light.

BEDROOM 2

With uPVC double glazed window. Central heating radiator. Laminate flooring. Ceiling light. Power points.

EN-SUITE SHOWER ROOM

Comprising three piece white suite. Electric shower. Tiled walls. Ceiling light.

RATEABLE VALUE - £7,300 P.A.

COUNCIL TAX – Trafford Council – Band A

VIEWING

Strictly by appointment through sole selling agents Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATES

Ground Floor:

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

Certificate Number- 5807-9195-1692-9061-3349

Valid until 24th September 2035

First Floor Flat:

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

Certificate Number- 3135-5421-2100-0181-0296

Valid until 24th September 2035



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.

