

C&R

Commercial & Residential
Properties

Offers in the region of £595,000
Wilbraham Road, Chorlton, Manchester. M21 9AW



 4
Bedrooms

 1
Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
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0161 227 9990 

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C&R HULME offer an excellent opportunity to acquire 2070 sq ft (192 Sq mtr) commercial unit with dry storage basement and a 4 bedroom apartment over the 1st & 2nd floors, situated within a busy parade within Chorlton shopping centre.

Excellent investment opportunity

SOLD WITH VACANT POSSESSION

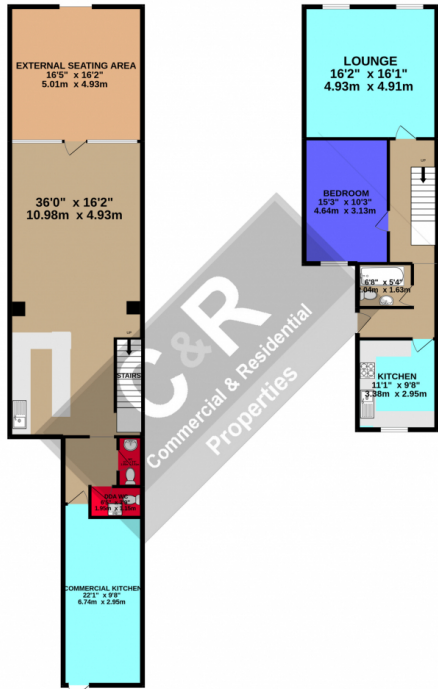
Details

The property which currently trading as a Restaurant is a ground floor retail unit offering a large seating and bar area plus external covered space as well as male & female W.C and commercial kitchen with useful dry basement. The property has large glazed windows and is protected by fitted steel security shutters. On the 1st floor, the property offers 4 large bedroom apartment consisting of 4 double bedrooms, lounge, bathroom & kitchen. Basement 410 sq ft (38sq mtr) Ground floor 882 sq ft (82 sq mtr) internal seating area 2 x W.C's & kitchen 1st floor 678 sq ft (63 sq mtr) Apt, Lounge kitchen bedroom & bathroom 2nd floor 506 sq ft (47 sq mtr) 3 bedrooms Externally Seating area to front with heating and retractable awining and covered rear year to rear with access to side road. TOTAL Approx. GIA 2,792 sq ft (259sq m) Business Rates Ratable Value: £ 15750.00 22/23 Rates Payable: £ 8086.00 maybe subject to Small Business Rates Relief. Tenure: Advised Freehold VAT All prices, rents and outgoing costs are exclusive but may be liable for VAT. Sale to include all restaurant fixtures & fittings

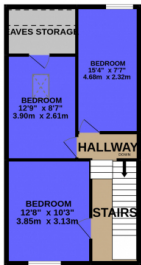
BASEMENT
269 sq ft. (24.3 sq.m.) approx.



GROUND FLOOR
1136 sq ft. (105.5 sq.m.) approx.



1ST FLOOR
702 sq ft. (65.3 sq.m.) approx.



2ND FLOOR
508 sq ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2713 sq.ft. (252.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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