



CHURCH ROAD
URMSTON

£325,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS

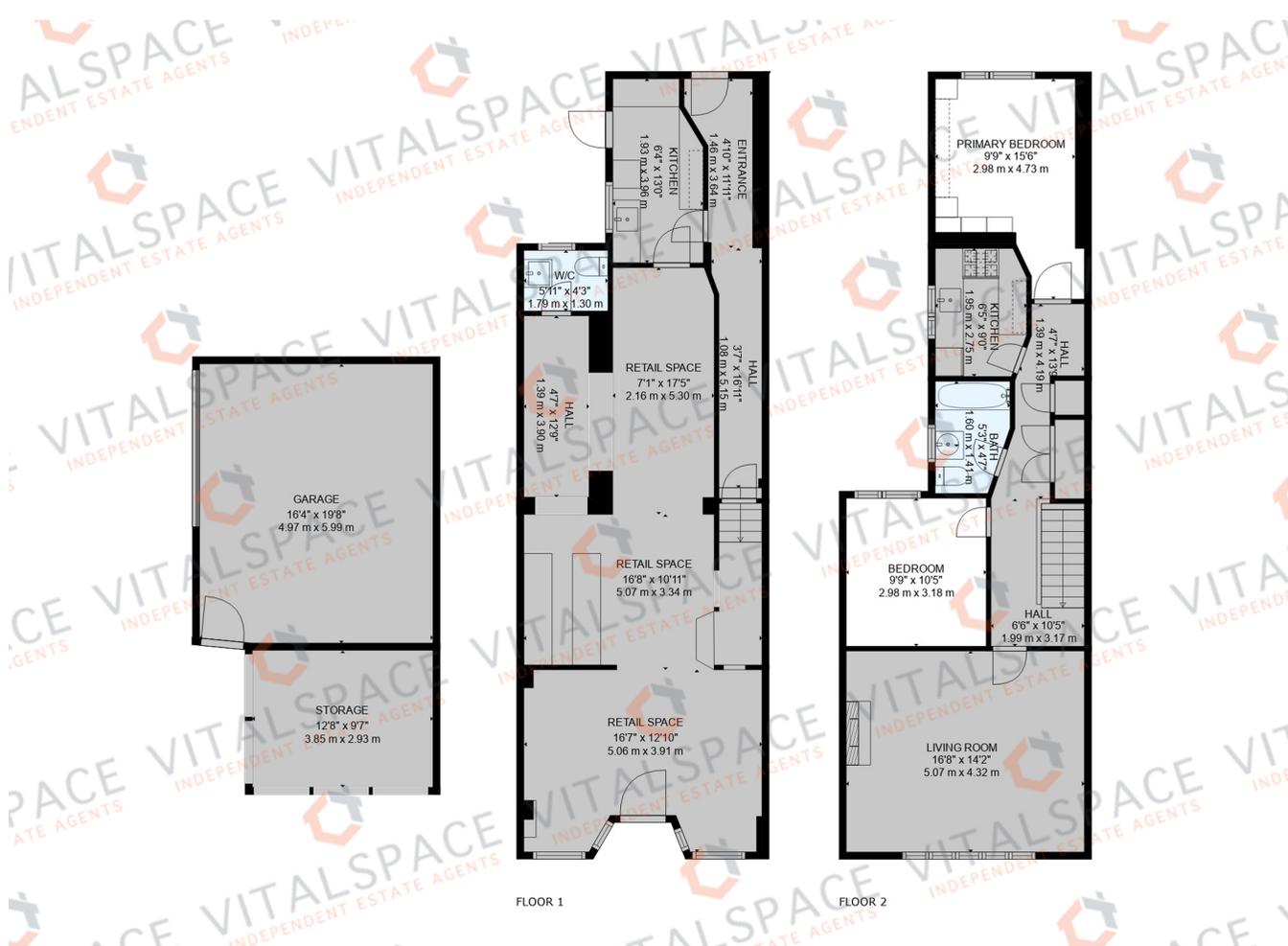


Church Road, Urmston, M41 9DX

****INVESTMENT OPPORTUNITY**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this fantastic opportunity to purchase a commercial retail unit with a spacious TWO BEDROOM apartment above. Located within a busy shopping parade on the always popular, Church Road in Urmston, this deceptively spacious property measures circa 1527 Sq ft arranged over two floors with separate access to both the residential and commercial units. The ground floor commercial premise measures 810 Sqft / 75 Sqm and comprises of a bay fronted retail unit, previously trading as a hair dressers which is separated into two further retail area's with a fitted kitchen and WC facilities. Separate access to the first floor residential property can be gained via the rear of the property which measures 717 Sqft / 67 Sqm and comprises of spacious accommodation including a 16ft living room spanning the full width of the property, two double bedrooms, a three piece bathroom and a fitted kitchen. Externally, to the rear of the property there is a large enclosed, low maintenance garden and hardstanding area alongside a detached brick built garage with power and lighting. To the rear of the garage area, there is off road parking. The area is well







Features

- Part retail / part residential
- investment opportunity
- Secure rear garden
- Prominent location
- No onward chain
- Freehold property
- Arranged over two floors
- Close to Transport Links
- 1527 sqft / 142 sqm
- Garage & Storage area

Frequently Asked Questions

Commercial is tenanted on a month by month tenancy at £135 per week (Going market rate £200 - £250 per week)

Expected rental value of residential - £1000 per month

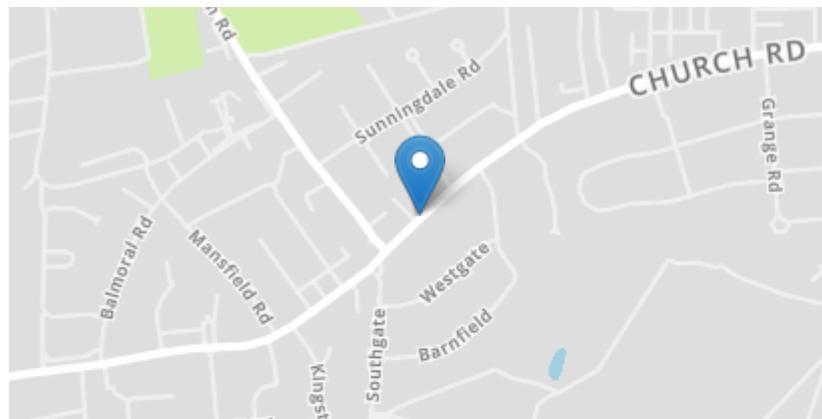
Expected rental value of the commercial - £1000 - £1100 per month

Reasons for sale of property? Sale of investment

Tenure: Freehold Rateable value is TBC

Council tax band A

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



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