



BROOK CLOSE  
URMSTON

£750,000



5 BEDROOMS



3 BATHROOMS



3 RECEPTIONS



MIXED USE



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Brook Close, Urmston, M41 5RY

**\*\*RARE INVESTMENT OPPORTUNITY\*\*** - MIXED USE PROPERTY PROVIDING 9% + ROI\*\* - VitalSpace Estate Agents are pleased to offer for sale this exceptional, mixed use freehold investment property comprising of two spacious retail units, one with a landscaped rear courtyard garden and two beautifully renovated, luxurious self contained two bedroom apartments. This versatile and income generating investment is situated in a desirable and accessible location on Brook Road and offers an excellent return with an estimated annual rental income of approximately £74,000. Situated in the heart of one of Trafford's most sought after suburbs, this property enjoys a prime location on the popular Brook Close in Urmston. Just 6 miles west of Manchester city centre, Urmston is a vibrant and well connected town that offers the perfect balance of suburban charm and urban convenience. Residents benefit from exceptional transport links, including immediate access to the M60 motorway (Junctions 9 and 10), and regular rail services from Urmston Station to both Manchester Oxford Road and Liverpool. Whether commuting or exploring the North West, connectivity is seamless. Urmston boasts a lively town centre centred around Eden Square shopping centre, home to a strong mix of national brands, independent retailers, cafés, and restaurants. A bustling market hall and various community facilities further enrich the town's character and appeal. With a population of around 41,000, Urmston is particularly popular with families, thanks to its excellent local schools, abundance of green spaces, and close proximity to major employment hubs such as Manchester city centre and Trafford Park. Viewing strictly by appointment through the sole selling agent, VitalSpace Estate Agents. For further information or to arrange an internal inspection.









## Features

- Mixed Use Development
- Two commercial units
- Two Impressive apartments
- Fantastic investment opportunity
- Potential annual income £74,000
- 9% + return on investment
- Highly desirable area
- High specification
- Private rear courtyard
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 5 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? 2021

Which way does the garden face? East facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Relocating

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

