

****CONFIDENTIAL****

FREEHOLD AND BUSINESS FOR SALE

CONVENIENCE STORE WITH RESIDENTIAL ACCOMMODATION (LET)

233-235 MONTON ROAD, MANCHESTER



LOCATION & DESCRIPTION

Monton is located to the north of the M602 and Eccles close to Manchester City Centre. Monton Road is at the heart of the retail centre serving the surrounding residential population. The centre offers a mixture of local/regional retailers and restaurants including Tote Sport, Natwest Bank and Bargain Booze.

A centre terrace property of traditional brick construction with rear out rigger arranged over two floors and basement under a slate covered pitched roof. Servicing and space parking to the rear. Self contained first floor flat (2/3 bedrooms) approached from the rear and separately let.

ACCOMMODATION

Ground Floor Retail sales as fitted	72.5 sq.m	(780 sq.ft)
Ground Floor Retail front area	86.5 sq.m	(932 sq.ft)
Rear Store & Ancillary In addition Staff & toilet accommodation	9.3 sq.m	(260 sq.ft)
1st Floor Flat 2/3 Bedrooms	102 sq.m	(1,000 sq.ft)

The above areas are approximate and net in accordance with the RICS guidelines.

NB: basement area not measured

TENURE

The property is Freehold and subject to and with the benefit of the first floor AST residential tenant at £400 per month exclusive.

PURCHASE PRICE

£285,000 (two hundred and eighty five thousand pounds) exclusive of VAT for Freehold interest.

£145,000 (one hundred and forty five thousand pounds) exclusive of VAT for the business. Details of current turn over available upon request to identified interested parties.

UNIFORM BUSINESS RATES

The retail premises have been assessed with effect from 1st April 2010 having a rateable value of £19,250.

1st Floor flat council tax band A

EPC

A EPC certificate has been commissioned and will be available for inspection by interested parties.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transactions and any stamp duty thereon.

VAT

VAT is payable on the purchase price.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker , Hitchcock Wright & Partners. Ref: JCB

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

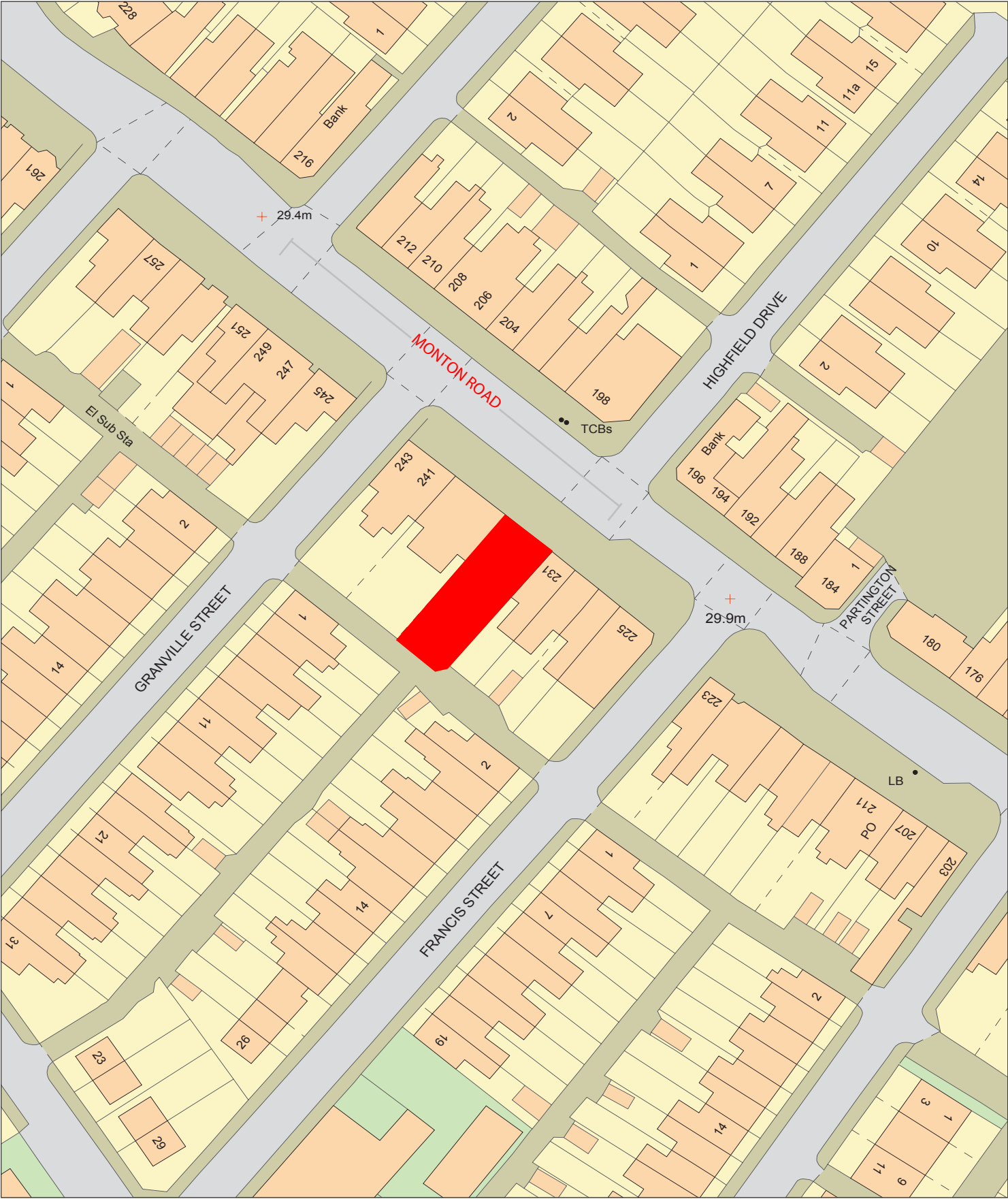
Details Prepared MAY 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

233 - 235 MONTON ROAD, MANCHESTER



Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk