

Gifford Dixon

Commercial Property

FOR SALE



382 Kingsway, Burnage, Manchester, M19 1PL

Freehold Investment

Ground Floor Retail premises with 2 Bedroom Flat above

966 Sq Ft NIA Retail Space

O.I.E.O. £235,000

gifforddixon.co.uk

0161 667 1317

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LOCATION

The property is situated in an excellent position on the busy Kingsway dual carriageway, close to the junction of Fog Lane and Lane End Road. Burnage train station is around a 2-minute walk and Didsbury village a 2-minute drive from the premises, while Kingsway links South and Central Manchester by road.

The property benefits from high levels of passing traffic and a pull in parking facility and is situated in a largely residential area.

DESCRIPTION

The property comprises a traditionally constructed two storey mid-terraced property, with brick elevations and pitched slate covered roof, and single storey outrigger to the rear yard.

The ground floor premises benefits from being largely open plan, offering good natural light with a glazed display frontage onto Kingsway complete with electric security shutter, and W/C facility to the rear with rear access to a shared yard. The premises offer scope for a number of uses and different configurations are possible depending on the ingoing tenant's requirements.

The two-bedroom first floor flat is accessed from the rear of the property, and includes Kitchen, bathroom, two bedrooms and a lounge.

TENANCIES

The retail unit is available with vacant possession. The flat is currently let on an AST agreement at £600 per month.

EPC

Shop – C (68)
Flat – D (55)

RATES

Shop
Rateable Value (2017 List) - £6,200

Small Business Rates Relief may be available depending on the ingoing tenants individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

Flat
Council Tax Band – A

SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

SALE PRICE

Offers over **£235,000** are invited for the freehold interest.

VAT

We understand that VAT is payable on the purchase price

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VIEWINGS

Strictly by appointment with

Gifford Dixon

Commercial Property

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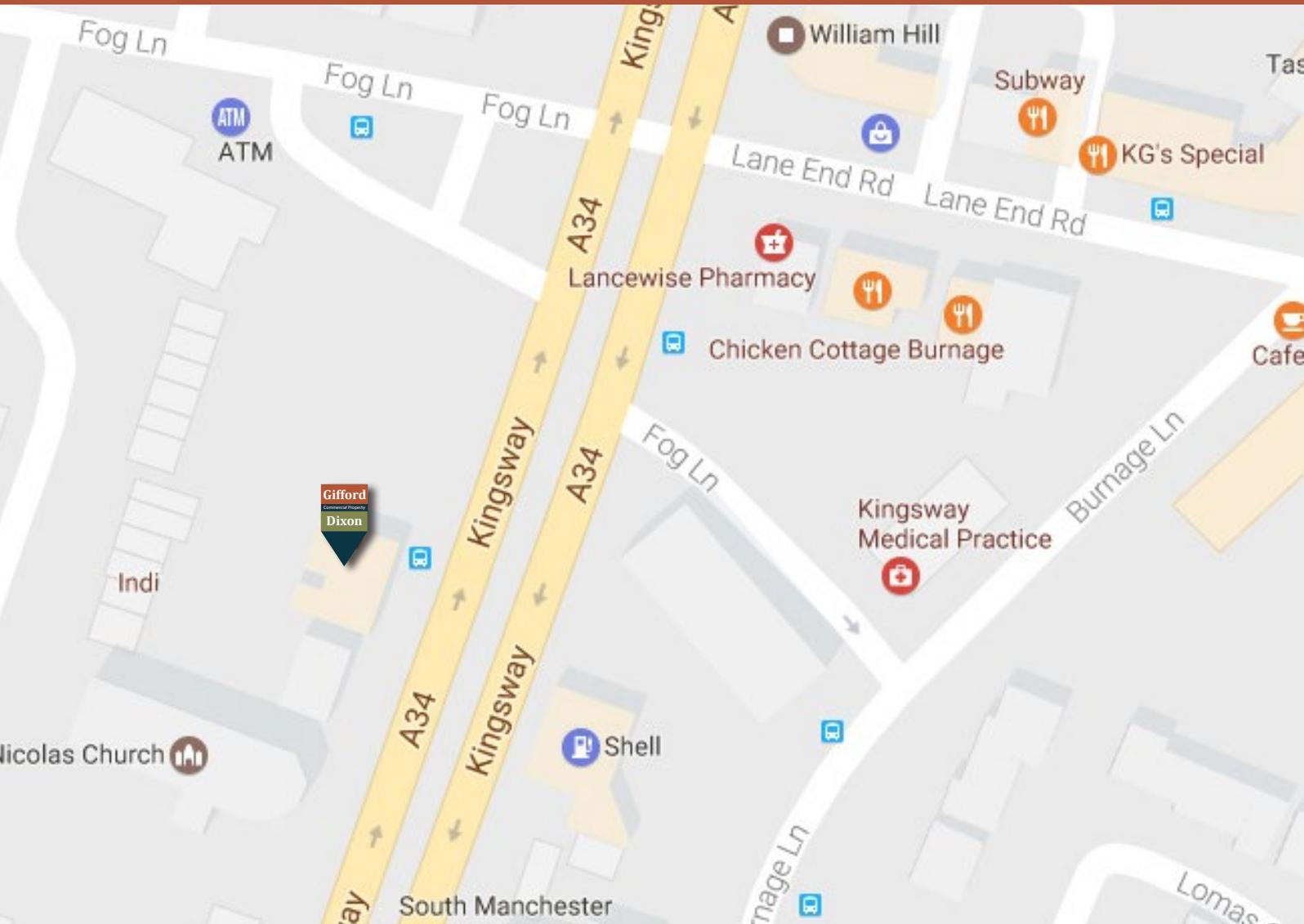
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Subject to contract 29th March 2018



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The plans and drawings provided are not to scale and are for indicative purposes only.

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