

Gifford Dixon

Commercial Property

FOR SALE



1068 Chester Road, Stretford, M32 0HF

Vacant Lock up shop with one bedroom flat over

**390 Sq Ft (125.06 Sq M) Shop/ 671 Sq Ft (62.34 Sq M) Flat
£100,000**

gifforddixon.co.uk

0161 667 1317

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LOCATION

Occupying a prominent position towards the centre of a parade along Chester Road (A56) alongside a mixture of residential properties, retail and office premises. Other nearby users include MI Banks Solicitors and Manchester Woodfloor Renovators.

The property offers excellent transport links being situated on the busy A56 dual carriageway, which links Stretford to Manchester City Centre and is around 3 miles North East of the subject property, while Junction 13 of the M60 Motorway is just over 2 miles to the West. Stretford Metrolink is only a 7 minute walk from the premises, while Trafford Railway Station is less than a 15 minute walk.

DESCRIPTION

The property is a two storey end terrace premises of brick construction beneath a pitched slate roof, which fronts onto Chester Road (A56). To the rear is a double storey outrigger benefitting both the shop and flat, with a further single storey lean outrigger of similar construction serving the shop.

The whole property is to be offered with vacant possession and offers scope to either continue to rent out as a separate retail premises and flat above, or to be converted fully into residential dwellings. The ground floor unit currently consists of a largely open plan shop, with storage room to the rear and kitchen and W/C off. The flat above is separately accessed from the front and provides a generous lounge, bedroom, bathroom and kitchen.

ACCOMMODATION

As measured on a net internal area basis (NIA) for the commercial accommodation and a gross internal area basis (GIA) for the residential accommodation in accordance with the RICS Property Measurement 1st Edition :-

GROUND FLOOR	36.2 Sq. M.	390 Sq. Ft.
FIRST FLOOR	62.34 Sq. M.	671 Sq. Ft.
TOTAL	98.54 Sq. M.	1,061 Sq. Ft.

Plus a garden area to the rear.

SALE PRICE

Offers over **£100,000** are invited.

TENURE

Leasehold with 829 years unexpired of the 999-year term granted on 24/06/1851.

RATES

The shop has a current rateable value (2017 listing) of £4,400.

The flat has a Band A council tax rating.

EPC

We understand that an EPC has been commissioned and will be available upon request.

LEGAL COSTS

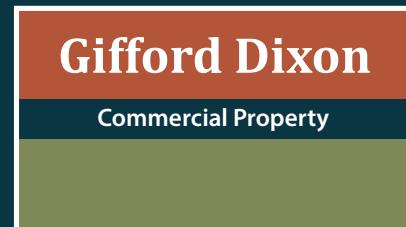
Each party will be responsible for their own legal costs in connection with this transaction.

VAT

We understand that VAT is not applicable to this sale.

VIEWINGS

Strictly by appointment the sole agent :



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Subject to contract
8th January 2021

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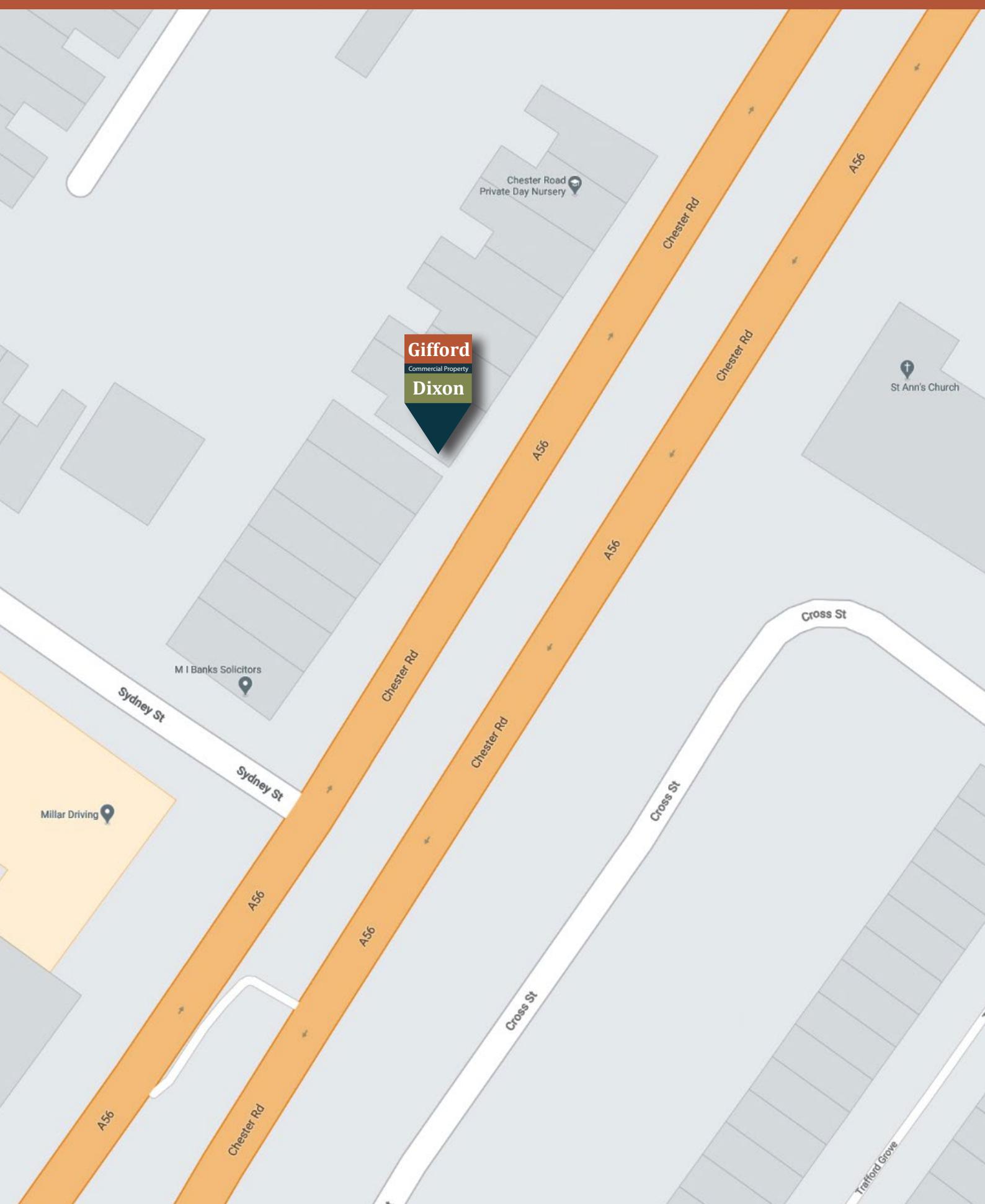
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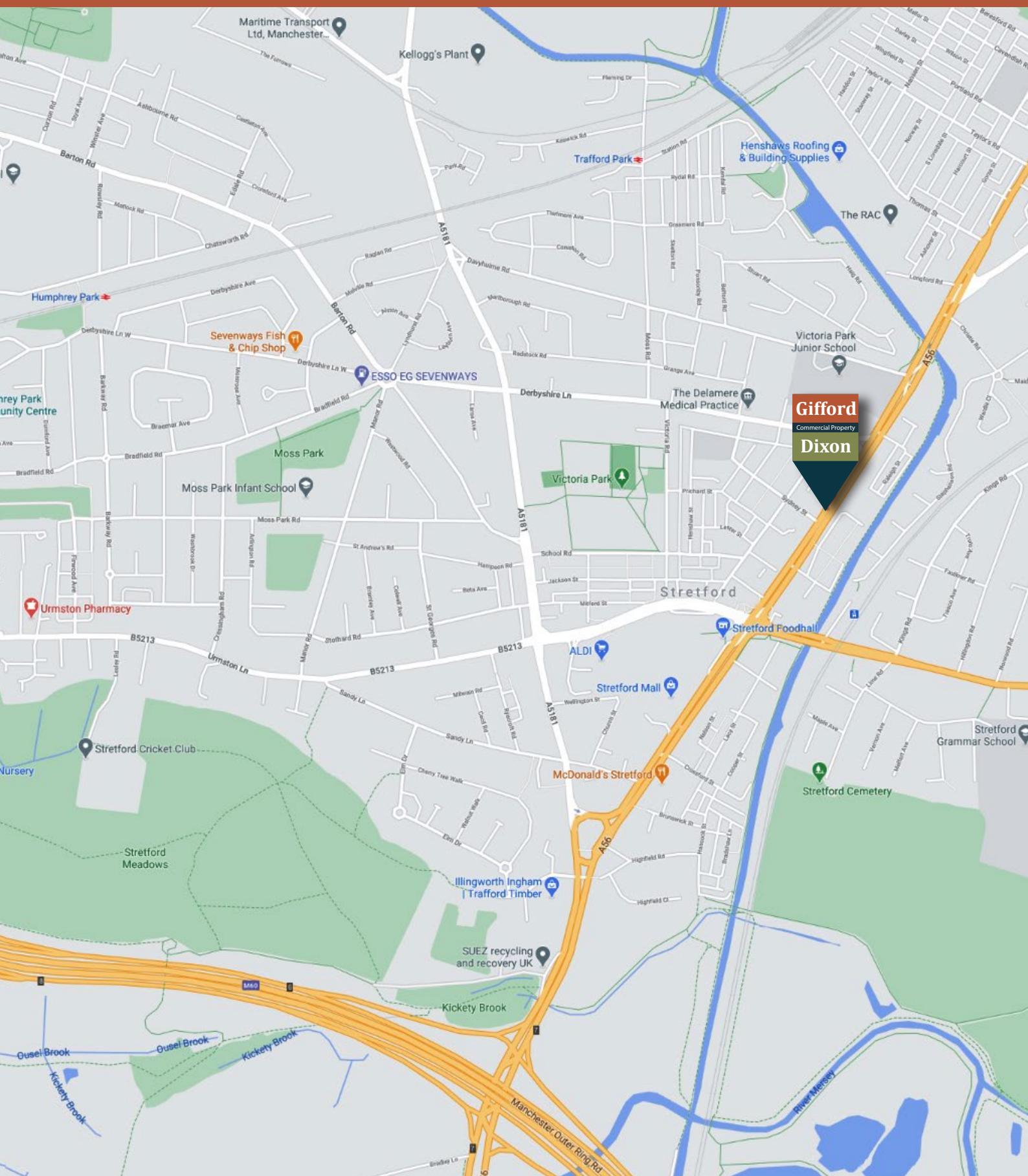
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