

FOR SALE



RogerHannah

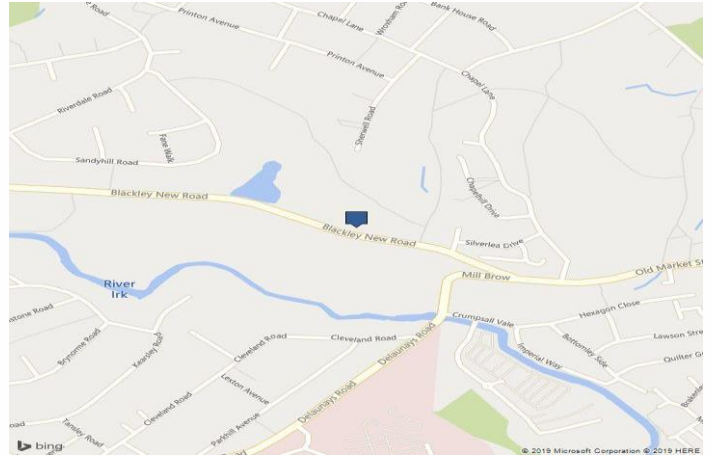
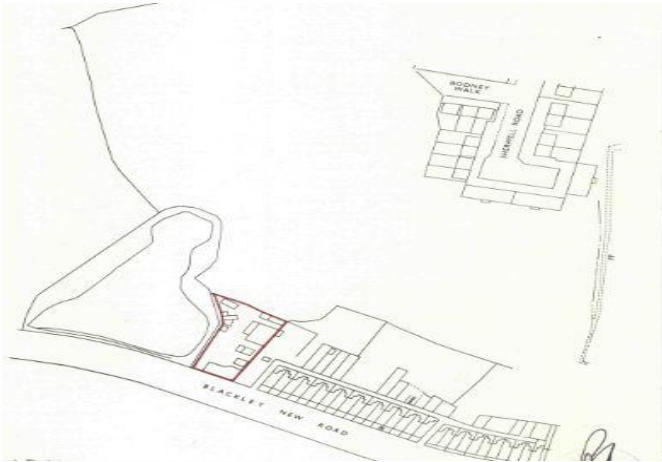


158 Blackley New Road, Manchester, Greater Manchester, **M9 8EG**

**MOT/Garage premises with 2
storey office/store and yard.
5,272.9 SQ FT (489.87 SQ M)**

- Close to Manchester
- Suitable for Owner Occupiers or Investors
- Large Yard
- May Suit Redevelopment
- Main Road Frontage





DESCRIPTION

The property comprises an industrial building of masonry construction over ground and first floors. There is an open plan MOT Bay with 3 separate roller shutter doors, pit and ramps.

The rest of the site comprises ground floor office and storage, first floor storage and external yard /parking.

LOCATION

The property is located on Blackley New Road north of Manchester City Centre, in the residential area of Blackley. Crumpsall Railway Station is located in close proximity.

The property also lies within driving distance of Junction 20 of the M60 Motorway.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross External Area basis to provide the following areas:

Ground & First Floor 5,272.9 SQ FT (489.87 SQ M)

ASKING PRICE

£250,000

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

EPC

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A copy of the EPC is available on request.

BUSINESS RATES

Business Rates £7,000

LEGAL FEES

Each party to be responsible for their own

VIEWING & FURTHER INFO

If you wish to view this property or would like further information please contact the Sole Agents:

Roger Hannah Agent:
Dan Rodgers
Tel: 0161 817 3399 (Opt. 1)
Email: danrodgers@roger-hannah.co.uk

DATE OF PREPARATION

28/03/2019