



## 48 Mersey Bank Avenue, Chorlton, Manchester, M21 7NN

Lock-up shop with 3 bedroom flat set out over ground and first floor

### Summary

Tenure	For Sale
Available Size	1,427 sq ft / 132.57 sq m
Price	Offers in excess of £180,000
Rateable Value	£4,750 100% small business rate relief available
EPC Rating	Upon enquiry

### Key Points

- Chorlton-cum-Hardy location
- Established retail parade
- Possible flat conversion
- Significant scope to add value
- Potential for redevelopment
- Suitable for owner occupation or investment purchase



Description

The property is a two-storey mid terraced premises, with brick elevations beneath a pitched tile roof to the main building plus a single storey outrigger to ground floor rear. The property is being offered with vacant possession and provides a well proportioned retail unit to the ground floor entrance, which benefits from a glazed retail frontage and security shutters. Beyond the retail unit and to the rear of the ground floor is currently residential accommodation of lounge, kitchen and dining room, with 3 good sized double bedrooms to the first floor, together with a family bathroom and separate W/C.

There is an enclosed garden to the rear, accessed from the kitchen. The property requires modernisation throughout, but offers considerable scope to add value with either full residential conversion or refurbishment of the existing layout.

Location

Occupying a prominent position along Mersey Bank Avenue in Chorlton, one of South Manchester's most popular areas. The property forms part of a parade of retail premises, next door to 'Premier' convenience store.

Manchester City Centre is located approximately 5 miles to the north, and the immediate area boasts excellent transport links, being around 2 miles from junction 5 of the M60 Motorway.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Shop	328	30.47
Ground	Flat Lounge, Kitchen & Dining Room	417	38.74
1st	3 bedrooms, family bathroom & W/C	682	63.36
Total		1,427	132.57

Services

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

Tenure

Leasehold - 999 year lease from 1st October 1930

Business Rates / Council Tax

Shop - Rateable Value of £4,750 (01/04/23 listing)

Flat - Band A

Legal Fees

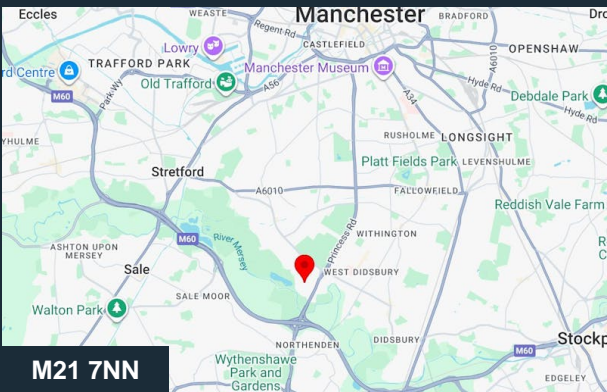
Each party will be responsible for their own legal costs in connection with this sale.

VAT

We understand that VAT is not applicable to this sale.

Sale

Offers are invited in excess of £180,000 for the long leasehold interest



Viewing & Further Information



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