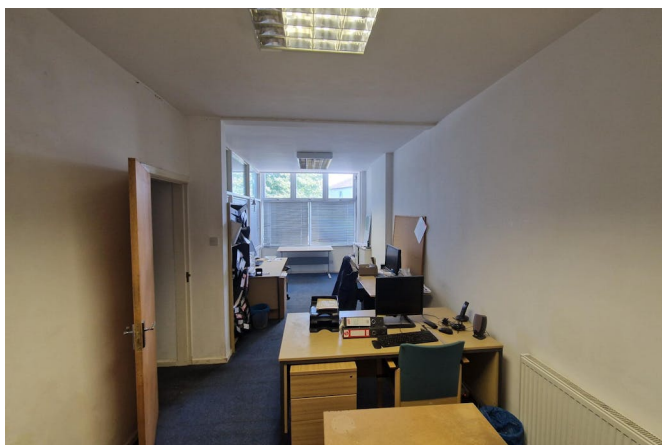


Manchester

125 Egerton Road South, M21

1268 sqft Two storey mixed use
investment on an ***EXTENSIVE
PLOT***



Summary

Demise 1 Floor

Size 1,268 sq ft (117.80 sq m)

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	1,268 sq ft
Price	Offers in the region of £400,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Two Storey Mixed Use Investment
- On a site of 0.058 acres
- Asset Management Opportunity
- Located directly adjacent to the metrolink

Description

1268 sqft Two Storey Mixed Use Investment. The property can be summarised as follows:

Of traditional construction with full height brick elevations under a pitched roof
Comprising 651 sqt Ground floor commercial and 615 sqft 1st Floor 2 bed apartment
Extensive Plot extending to 0.058 acres
Freehold - Title Number GM10872
Currently producing £21,000 per annum
Asset Management opportunity with the ability to enhance overall income

Location

Located on Edgerton Road near to the junction of St Werburgh's Road within very close proximity to the metrolink stop and within close proximity to Chorlton Town Centre

Viewings

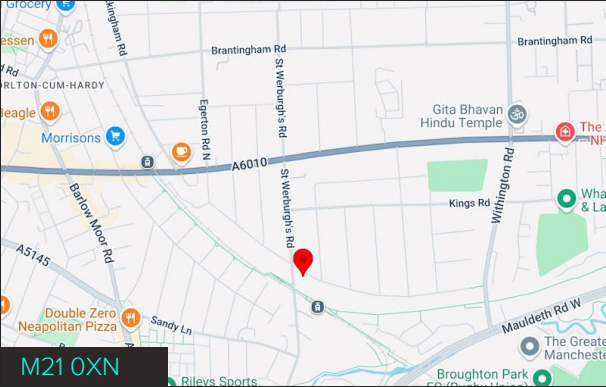
Contact Agents MBRE - 0161 850 1111
Michael Blackshaw mb@mbre.space 07792201467
www.mbre.space

Accommodation

Ground Floor - 651 sqft
First Floor - 617 sqft
Overall - 1268 sqft

Tenure

Freehold - Title Number GM10872



Viewing & Further Information



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