



barkerproudlove
retail property consultants

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INVESTMENT FOR SALE – BUSINESS NOT AFFECTED

522 Wilbraham Road, Chorlton, Manchester, M21 9AW



Purchase Price: £550,000

**FOR
SALE**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jon Lovelady

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Location:

The property is situated on the prime South side of Wilbraham Road (A6010) and to the West of the junction with Barlow Moor Road (B5217) in Chorlton, approximately 4 miles South West of Manchester City Centre. Chorlton benefits from good Transport links with Junction 7 of the M60 motorway approximately 2 miles South West. Chorlton Metrolink Station is within walking distance from the subject property. Nearby occupiers include Costa Coffee, Co-op Food and Croma Pizzeria.

The property comprises of a ground floor takeaway with a self-contained 3 bedroom flat above over first and second floor.

Proposal:

We are seeking offers in the region of £550,000.

Lease Information:

The whole of the property is let to Mr Yeoman Cheung & Mr Anson Tse at a passing rent of £30,000 per annum exclusive with a lease expiry of August 2023.

Tenure:

The premises are held Freehold

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party are to bear their own legal costs incurred in the documentation of this transaction.

VAT:

No VAT payable

Date Prepared:

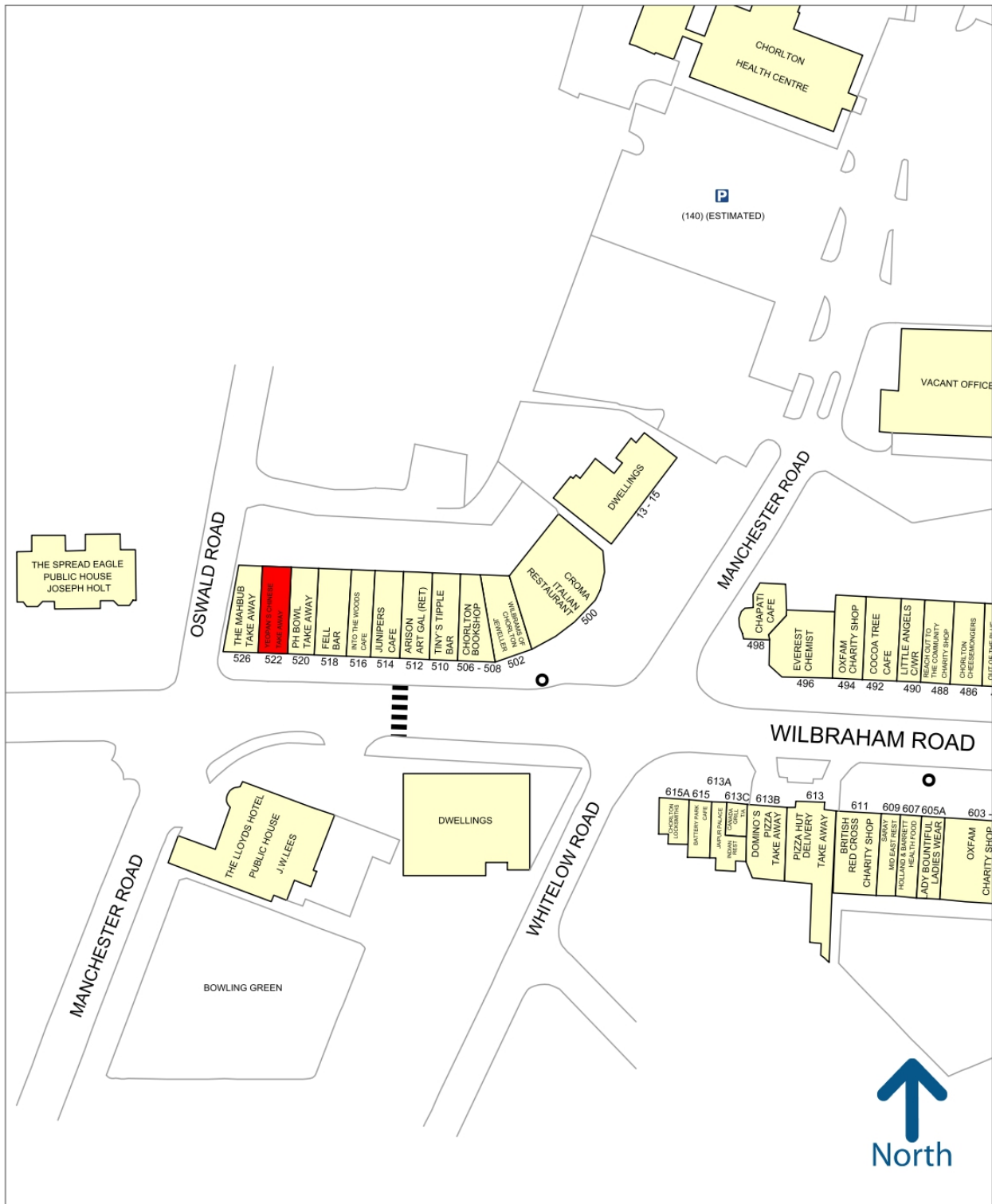
January 2022

Subject to Contract

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Manchester - Chorlton-cum-Hardy



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