

# For Sale



## Urmston

5-9 Crofts Bank Road

Total Area: 5,308 sq ft (493 sq m)

Offers in the Region of: £565,000

**Location & Description:**

- Urmston is a popular suburban town within the Metropolitan Borough of Trafford, located approximately 6 miles west of Manchester city centre. The town benefits from excellent transport links, with direct access to the M60 motorway (Junctions 9 and 10), and Urmston railway station offering regular services to Manchester Oxford Road and Liverpool.
- Urmston boasts a thriving town centre with a strong retail and leisure offer. The Eden Square shopping centre forms the focal point of the retail provision, complemented by a range of national and independent retailers, cafés, and restaurants. The town is also home to a vibrant market hall and a number of community amenities.
- With a population of approximately 41,000, Urmston is a desirable residential location due to its high-performing schools, green spaces, and close proximity to major employment centres in Manchester and Trafford Park.
- The subject property is located on Crofts Bank Road, which is the main high street pitch. Nearby occupiers include, Specsavers, Home Estate Agents, The Cheese Court, Mulino, Bevano Lounge, Anytime Fitness and Sainsburys.

**Demise:**

Ground Floor	2,301 sq ft (213.77 sq m)
First Floor	1,292 sq ft (120.03 sq m)
Second Floor	1,106 sq ft (102.75 sq m)
Basement Ancillary	609 sq ft (56.58 sq m)
Car spaces	4

**Price:**

Offers in the region of £565,000.

**Tenure:**

Freehold with vacant possession.

**VAT:**

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £43,250.

**Date Prepared:**

May 2025 (amended)

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information and to register and stay up to date with this property please click the image below.**

**Contact Us:**

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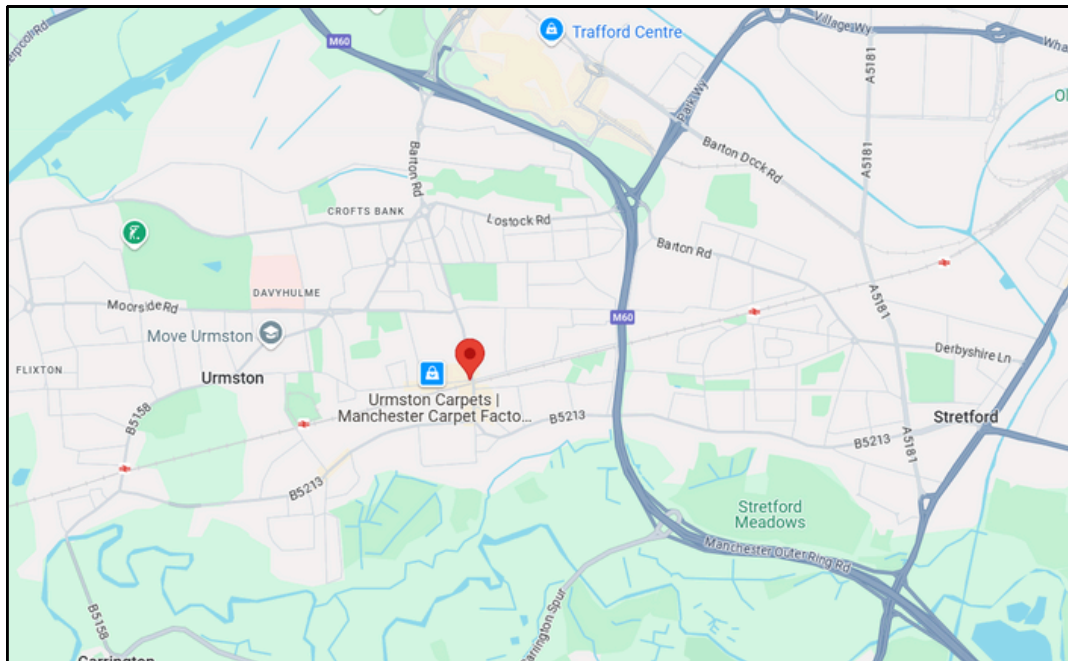
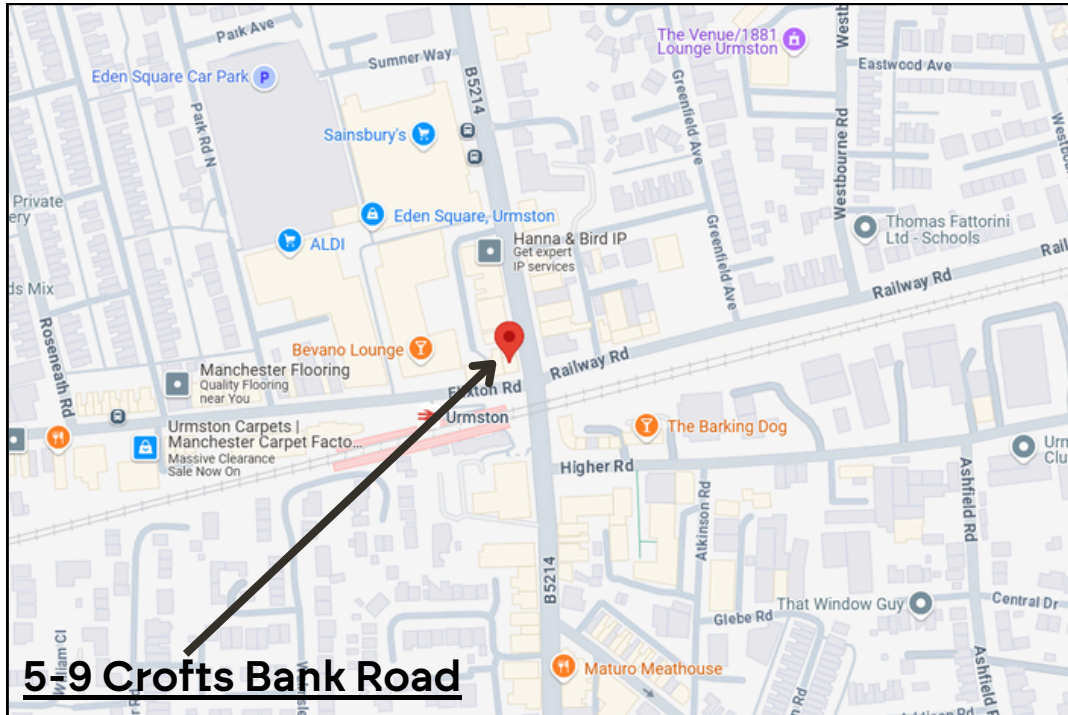
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**In partnership with:**



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