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FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY



PRIME INVESTMENT OPPORTUNITY

MANCHESTER - 8-10 CHURCH ROAD, URMSTON, M41 9BU

PRICE – ON APPLICATION

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT
0161 830 8833

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MANCHESTER - 8-10 CHURCH ROAD, URMSTON, M41 9BU

LOCATION

The properties are located on the north side of Church Road, not far from its junction with Queens Road in Urmston, Manchester.

Urmston Town Centre including all shops, bars, restaurants, and transport links is within close proximity. Urmston is an increasingly popular Manchester suburb situated approximately 5 miles southwest of Manchester City Centre.

DESCRIPTION

The property essentially comprises two terraced properties of brick construction beneath a pitched slate roof. The accommodation is arranged over ground and first floor.

Both properties have yard areas to the rear. In addition, there is a small garage to the rear of 10 Church Road.

TENANCIES

Current rent below market value, currently in negotiation to review.

TENURE

The property is held freehold under title No GM895482

EPC

Certificate and report are available upon request

PROPOSAL

This is an excellent opportunity to purchase an investment in a vibrant centre.

Price in on application

Retail Investment

Currently producing £16.500 pa

Scope to increase rents

Potential to develop first floor accommodation to residential subject to planning

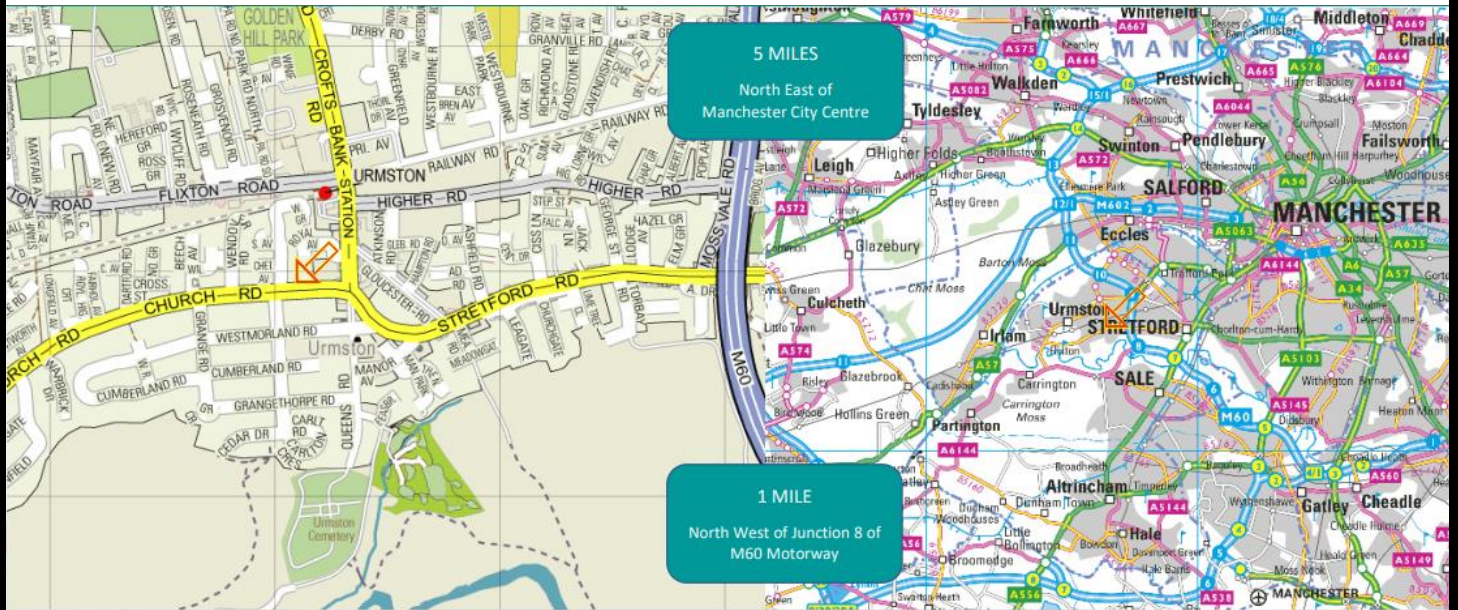
Close to Urmston Town Centre

Increasingly popular area

Viewing

Strictly by appointment only.

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LOCATION – CHURCH ROAD, URMSTON

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CHURCH ROAD, URMSTON

For Illustration Only

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