

FOR SALE



RETAIL/RESIDENTIAL INVESTMENT OPPORTUNITY

**175 MOORSIDE ROAD
URMSTON
MANCHESTER
M41 5SJ**

- Well established retail parade located directly opposite Trafford General Hospital
- Shop occupied by Conran Late Night Pharmacy with a self-contained 2 bed flat above
- Currently producing £21,600pa
- Within walking distance of Urmston town centre and key amenities including a train station and occupiers Sainsbury's, Subway & Boots

LOCATION

The property is located on the south side of Moorside Road in the Urmston area of Trafford. It is a short drive from the Trafford Centre and M60 motorway. Urmston town centre is approx. 1km from the subject property. Urmston is an increasingly popular commuter town situated approx. 5 miles south west of Manchester City Centre.

DESCRIPTION

The property comprises a two-storey mid terraced property with retail on the ground floor and a self contained 2-bed flat above, accessed via their own entrance from the front.

LEASE/AST's/ACCOMMODATION

Ground Floor

- Let to Conran Late Night Pharmacy on a 15 year lease
- Lease from 1 May 2021
- No breaks
- Passing rent £10,800pa
- 5 yearly rent reviews in 2026 and 2031
- Floor area measured as 664 sqft

First Floor

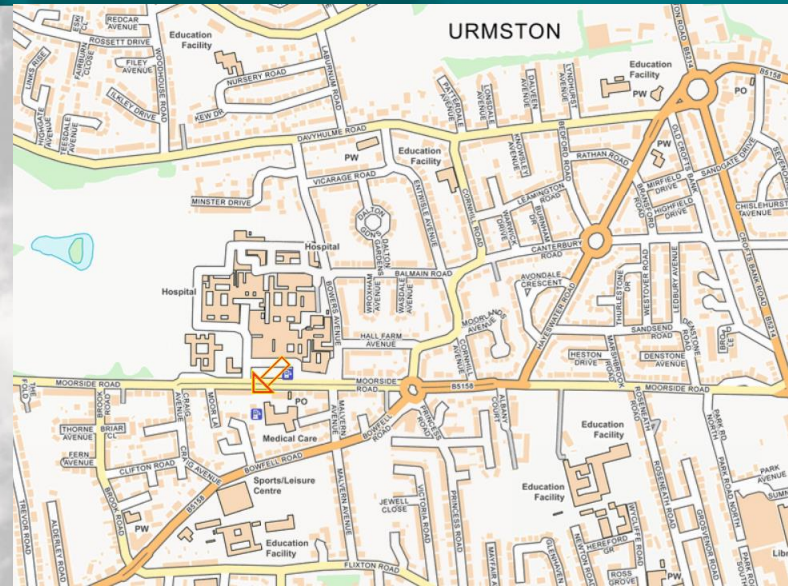
- Large 2-bed flat over 1st and 2nd floors let on an AST at £900pcm (£10,800pa)
- Sizeable attic bedroom
- Floor area measured as 864 sqft

Total Rent = £21,600pa

Total Size = 1,528 sqft

TENURE

The property is held freehold under Title No GM499668.



ASKING PRICE

Offers in the region of **£300,000** which equates to a gross yield of 7.2%.

EPCs

Copies of the EPCs are available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents:

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