

**FOR
SALE**



Offices, Workshop & Yard

(May suit residential redevelopment - STP)

Building 651.30m² (7,011 Sq Ft) Site Area Approx 0.24 Acres

**6 Eliza Ann Street
Eccles
Manchester
M30 0GL**

- Eccles Town Centre 1 mile to the east
- Junction 11, M60 Motorway 1 mile to the west

0161 833 9797
www.wtgunson.co.uk

LOCATION

The property is situated on the south west side of Eliza Ann Street just off Liverpool Road (A57) in Eccles, Manchester. Eccles Town Centre, is approx. 1 mile to the east and Junction 11 of the M60 motorway is approx. 1 mile to the west. Manchester City Centre is approx. 4 miles to the east.

GENERAL DESCRIPTION

The property comprises a detached workshop and office premises together with a secure yard/parking area.

The workshop/office premises is of brick construction beneath a pitched tiled roof and has accommodation arranged as ground floor workshop with offices on the first and second floors.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:-

Ground Floor Workshop	217.13m ²
First Floor Offices	217.13m ²
Second Floor Offices	217.13m ²
Total	651.39m ² (7,011ft ²)

Site area approx. 0.24 acres.

PURCHASE PRICE

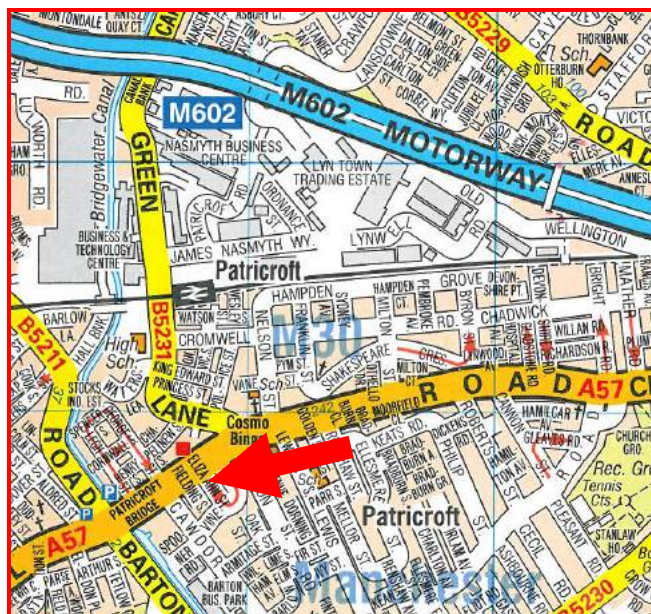
Offers in the region of £550,000.

TENURE

Informed freehold although interested parties should make the usual formal enquiries.

BUSINESS RATES

To be confirmed.



EPC

A copy of the EPC is available on request.

VAT

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

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of:

Neale Sayle neale.sayle@wtgunson.co.uk
Tel: 0161 833 9797

AERIAL VIEW



FOR IDENTIFICATION PURPOSES ONLY. EXACT BOUNDARIES TO BE CONFIRMED