

FOR
SALE



SHOP & FLAT

Plus Land to the Rear
99.53m² (1,071 Sq Ft)

272 Moston Lane
Moston
Manchester M40 9WB

- Busy Location
- Former Hair Salon but would suit a variety of retail uses (Subject to Planning).

0161 833 9797
www.wtgunson.co.uk

Location

The property is located on the south side of Moston Lane at its junction with Hartley Street in Moston, Greater Manchester. Moston Lane is the main high street running through Moston. Moston is approximately 4 miles north east of Manchester City Centre.

General Description

The property comprises a end terraced property of brick construction beneath a pitched slate roof. Internally the ground floor has a sales area to the front and a room to the rear, together with a small extension. It is currently fitted out for the use of a hair salon but would suit a variety of other retail uses (subject to planning).

On the first floor there is an interconnected one bed flat, which has wc and kitchen facilities.

Externally to the rear there is an additional plot of land, which has been fenced off and is secure.

Accommodation

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the area of the property is as follows:

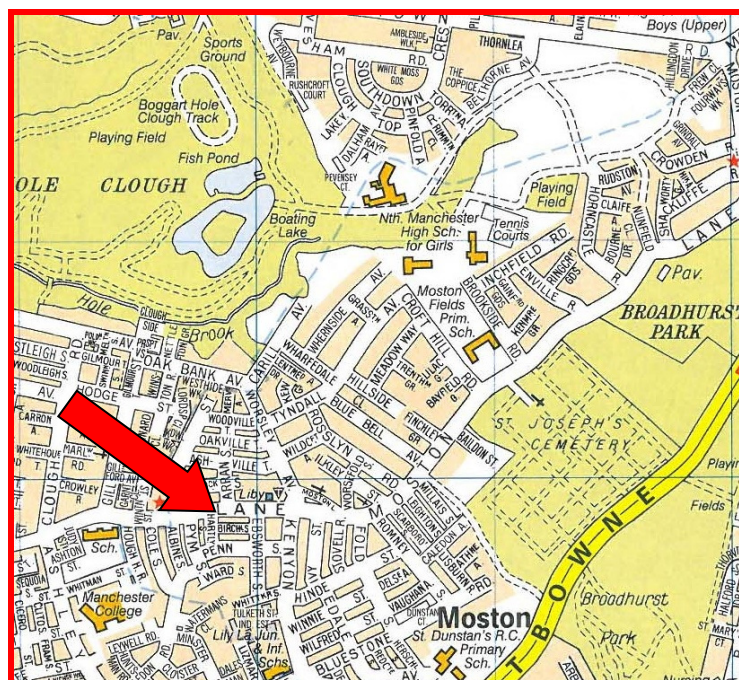
Ground Floor	57.22m ²	
First Floor	42.31m ²	
TOTAL	99.53m²	(1,071 sq ft)

Purchase Price

Offers in the region of £165,000.

Tenure

The property is held long leasehold for a term of 999 years.



Rates

The ground floor shop has a Rateable Value of £4,350. Please note small businesses will qualify for Small Business Rates Exemption. Further enquiries should be made direct with the local authority.

The flat is registered under Council Tax Band A.

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 agents:

W T Gunson for the attention of
Neale Sayle (neale.sayle@wtgunson.co.uk)
Tel: 0161 833 9797

Date of Preparation: 30/1/18