

Lambert
Smith
Hampton

146 Cross Street

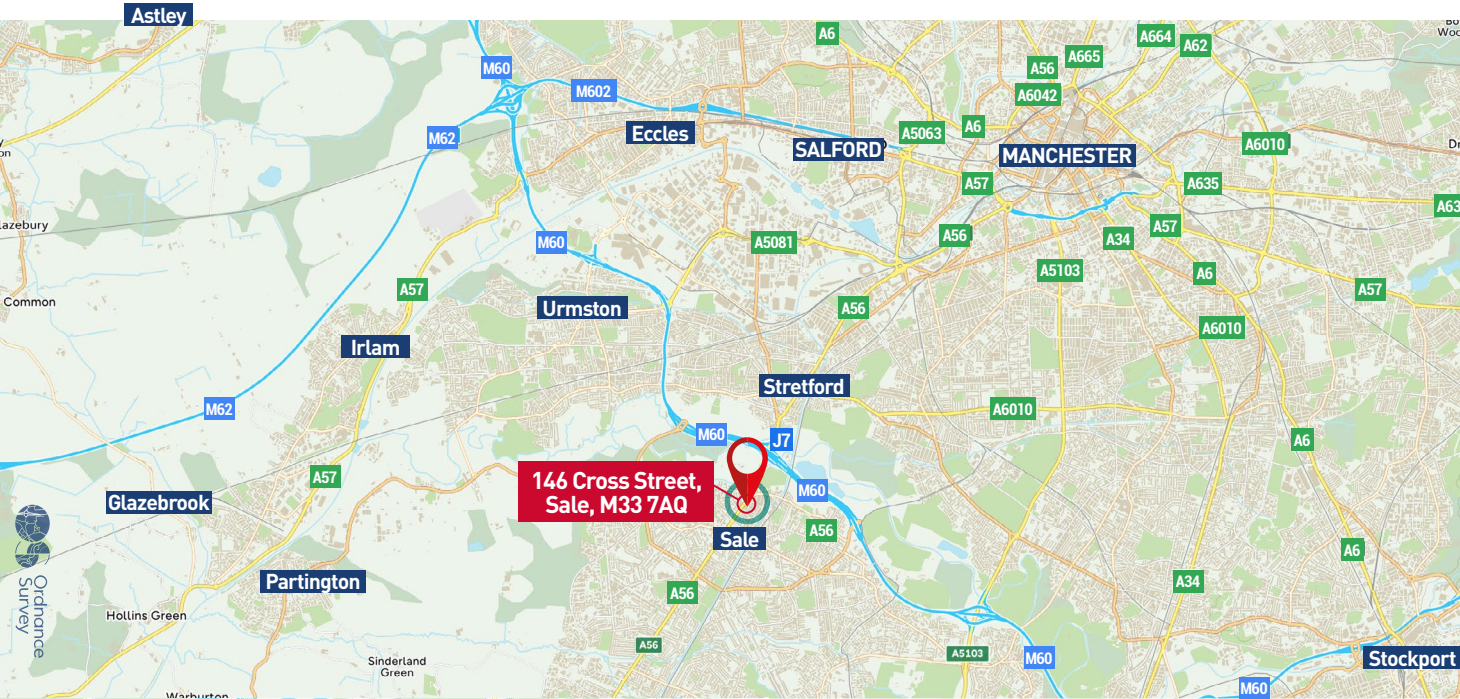
| Sale | Manchester | M33 7AQ |

For
Sale



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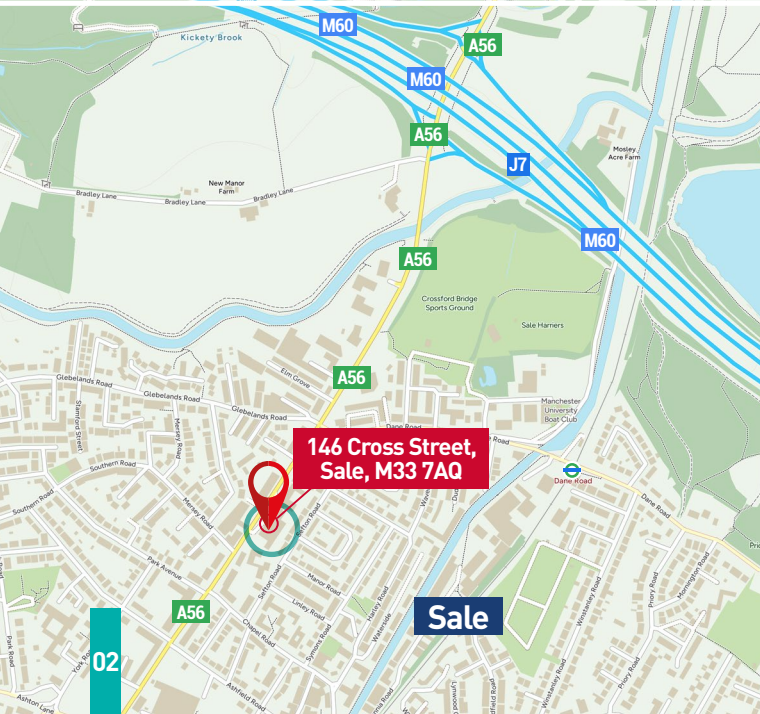
Showroom Premises - 230.72 Sq M (2,483 Sq Ft)



Location & Situation

The property is prominently located on the A56 Cross Street within a 5 minute walk (0.4 miles) of Sale Town Centre. Sale's prominent retail offering at Stanley Square is a short walk from the property with a range of national, regional and local occupiers. Occupiers within the immediate vicinity of the property include Magnet Kitchens, Topps Tiles, Howdens and Sainsburys. Access to the regional motorway network is provided at Junction 7 of the M60 orbital motorway, c. 0.5 miles from the subject property, which provides access to the wider regional motorway network. Free on-street parking is provided to the front of the property.

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Description

The property comprises a single storey retail unit currently used as a furniture showroom and is available either fitted as existing with suspended ceilings, air conditioning and staff break out or can be stripped back to shell if required.







Accommodation

Description	(Sq M)	(Sq Ft)
	230.72	2,483
Total Internal Area:	230.72	2,483

EPC

The property has an EPC rating of **D76** valid to 1 January 2030.

VAT

We understand that the property has been elected for VAT which would be chargeable on the transaction.

Legal costs

Each party to bear their own legal costs incurred on the transaction.

Tenure

The property is held **Freehold**. Land Registry number **GM328183**.

Anti-Money Laundering

The purchaser will need to be validated for money laundering regulations.

Purchase Price

Upon application.

SUBJECT TO CONTRACT

Viewing and Further Information

Viewing strictly by prior appointment with the sold agents. Please contact:

Adam Robson

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