



Members of the Royal Institution of Chartered Surveyors

# FOR SALE

GROUND FLOOR RETAIL UNIT  
WITH FIRST FLOOR FLAT



**Retail area - 57.32m<sup>2</sup> (617sq.ft)**

924 STOCKPORT ROAD, LEVENSHULME

346 Deansgate  
Manchester  
M3 4LY  
info@hallams.com

**0161 833 4944**  
[www.hallams.com](http://www.hallams.com)



Members of the Royal Institution of Chartered Surveyors

## LOCATION

Situated in a prominent location in the centre of Levenshulme fronting onto the A6, Stockport Road, being the main thoroughfare from Stockport to Manchester City Centre. The premises are located approximately fifty metres from the train station and lie within the centre of Levenshulme.

## DESCRIPTION

The property comprises a ground floor retail unit which benefits from an electric roller shutter door, toilet and parking for one car in a public car park to the rear of the property. It is located on a row of five shops which include: The Royal Bank of Scotland, Mellors Estate Agents, and a hot food take-away outlet. To the first floor there is a self-contained one bedroom flat which is in need of some modernisation. The apartment offers gas central heating, kitchen, living room, bathroom with shower and bedroom. The flat is accessed by way of a staircase to the rear of the property.

## FLOOR AREAS

Ground floor	57.32m <sup>2</sup> (617sq.ft)
First floor accommodation	46.17m <sup>2</sup> (497sq.ft)
<b>Total</b>	<b>103.49m<sup>2</sup> (1,114sq.ft)</b>

## PRICE

£275,000 exclusive.

## RATES

Enquiries should be made to the Local Authority (Manchester City council 0161 234 3670)

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All prices are exclusive of, but may be liable to, VAT

## VIEWINGS

Strictly by appointment with the sole agents.

**HALLAMS**  
Property Consultants  
**0161 833 4944**  
[www.hallams.com](http://www.hallams.com)

Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:

(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.