



0
Bedroom

0
Bathroom



C&R HULME offer an excellent opportunity TO LET a 4500 sq ft (415 Sq mtr) Detached building with upper floors. This detached building which is based over 2 floors offering scope for a variety of uses (subject to the necessary consents).

This detached building currently offers a variety of rooms on the ground floor with stairs on either end of the building as well as w.cs. On the 1st floor is a set out as 3 large rooms.

Entrance Hall 18'3' x 9'4' (5.6m x 2.9m)

Access to 1st floor Floor Number : 0 Room Index : 0 Room Dimensions : 18'3' x 9'4' (5.6m x 2.9m)

W.C 1

Storage Room

Room 1 9.40m x 6.00m (30.84ft x 19.68ft)

Large windows to front & Rear currently boarded up. Ceiling light point. Range of power points. Ceiling height 12'3 (3.75m). Floor Number : 0 Room Index : 3 Room Dimensions : 30'10' x 19'8' (9.4m x 6.0m) Room Image URL :

<https://s3.eu-west-2.amazonaws.com/standoutproperty/Media/c046b5af-53da-4d59-944e-10c720c16ed3/8e2e344c-ca18-442a-8f16-cd0f99151515/str-gn510eucwh-a82fd739a2f1e368ede0e4693964d1fb.JPG>

Room 2 9.40m x 3.56m (30.84ft x 11.68ft)

Large windows to front & Rear currently boarded up. Ceiling light point. Range of power points. Ceiling height 12'3 (3.75m). Room Dimensions : 30'10' x 11'8' (9.4m x 3.56m)

Room 3 7.60m x 2.30m (24.93ft x 7.55ft)

Large windows to Rear currently boarded up. Ceiling light point. Range of power points. Ceiling height 12'3 (3.75m). Floor Number : 0 Room Index : 5 Room Dimensions : 24'11' x 7'6' (7.6m x 2.3m)

Room 4 7.60m x 5.80m (24.93ft x 19.03ft)

Large windows to Rear currently boarded up. Ceiling light point. Range of power points. Ceiling height 12'3 (3.75m). Room Dimensions : 24'11' x 19'1' (7.6m x 5.8m)

Entrance Hall 2 4.70m x 2.50m (15.42ft x 8.20ft)

Access to 1st floor. Ceiling height 12'3 (3.75m). Room Dimensions : 15'3' x 8'2' (4.7m x 2.5m)

Storage Room 2 2.50m x 1.70m (8.20ft x 5.58ft)

Ceiling height 12'3 (3.75m). Room Dimensions : 8'2' x 5'9' (2.5m x 1.7m)

Storage Room 3 2.50m x 1.70m (8.20ft x 5.58ft)

Hand wash basin. Ceiling height 12'3 (3.75m). Room Dimensions : 8'2' x 4'9' (2.5m x 1.7m)

W.C 2 2.50m x 1.50m (8.20ft x 4.92ft)

Low level W.C. Ceiling height 12'3 (3.75m). Room Dimensions : 8'2' x 4'9' (2.5m x 1.5m)

1st floor

Room 1 13.10m x 9.40m (42.98ft x 30.84ft)

Large open plan room windows to front & rear (boarded up). Ceiling height 10'0' (2.99m) Room Dimensions : 43'1' x 30'9' (13.1m x 9.4m)

Room 2 4.60m x 4.40m (15.09ft x 14.44ft)

Ceiling height 10'0' (2.99m) Room Dimensions : 15'3' x 14'4' (4.6m x 4.4m)

Room 3 5.00m x 3.80m (16.40ft x 12.47ft)

Ceiling height 10'0' (2.99m) Room Dimensions : 16'6' x 12'4' (5.0m x 3.8m)

External

Parking for several cars.

Total Area

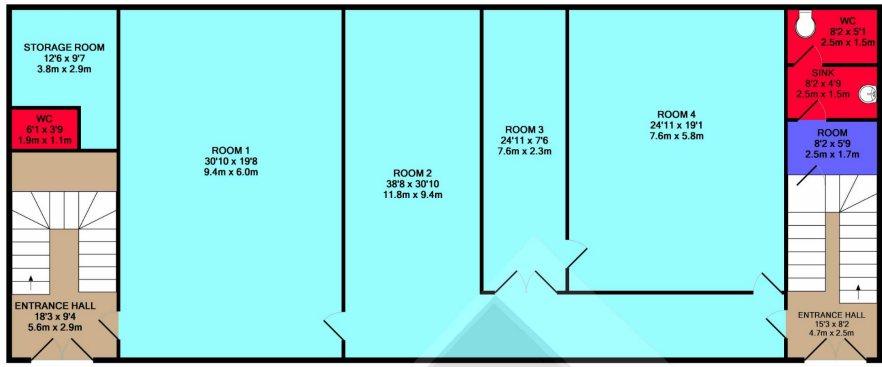
Ground floor 2345 sq ft (218sq mtr) 1st floor 2200 sq ft (197sq mtr) TOTAL Approx. 4545sq ft (415 Sq mtr)

Tenure

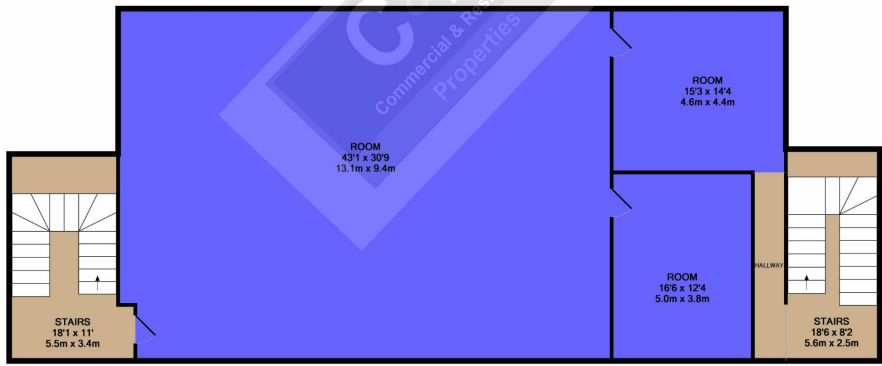
Freehold. Free of ground rent. EPC: Awaiting Results Estimated rates for 2019/20 Ratable value ??TBA Rates payable ??TBA

VAT

All prices, rents and outgoing costs are exclusive but may be liable for VAT.



GROUND FLOOR
APPROX. FLOOR
AREA 2345 SQ.FT.
(217.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 2119 SQ.FT.
(196.9 SQ.M.)

C & R PROPERTIES
TOTAL APPROX. FLOOR AREA 4464 SQ.FT. (414.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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