



## Woollen Moss Barn, Moss Lane, Cadishead , M44 5JT

### FOR SALE

A large barn and surrounding land extending to 0.65 acre situated in Cadishead. The property benefits from a roller shutter door at the front of the property, concrete flooring, fluorescent lighting with insulated walls

**GUIDE PRICE: £125,000**



## LOCATION

**M44 5JT**

The property is located on Moss Road, Cadishead, approximately 1.1 miles from Liverpool Road. Moss Road is an unmade track serving local farms and houses.

## ACCOMMODATION

The property has an internal measurement of 337m<sup>2</sup> (3,626 sq ft )GIA). This is laid out as a single space with a steel framed building with breeze block and corrugated cladding walls/roof.

Externally, there is additional land and the entire site extends to 0.65 acres (0.26 hectares)

## SERVICES

The site has mains electricity.

## COVENANTS

We understand that there are covenants with a former owner regarding non-agricultural use. Further details available on request.

## LOCAL AUTHORITY

The property is within the Salford City Council area. The Rateable Value is £11,000.

## LEASES

There is a mobile phone mast on site, for which a rent is received. A percentage of rent is paid to a former owner.

The building and land is currently let for a storage use.

Further details of leases are available on request.

Please call our office on 0161 941 4228



## TITLE

The property is held under Land Registry Title GM315191



## VIEWINGS

By appointment only.

## DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate

## ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offers can be reported to solicitors