

117 Beech Road, Chorlton, M21 9EQ



JP&Brimelow
SALES

Price: £400,000

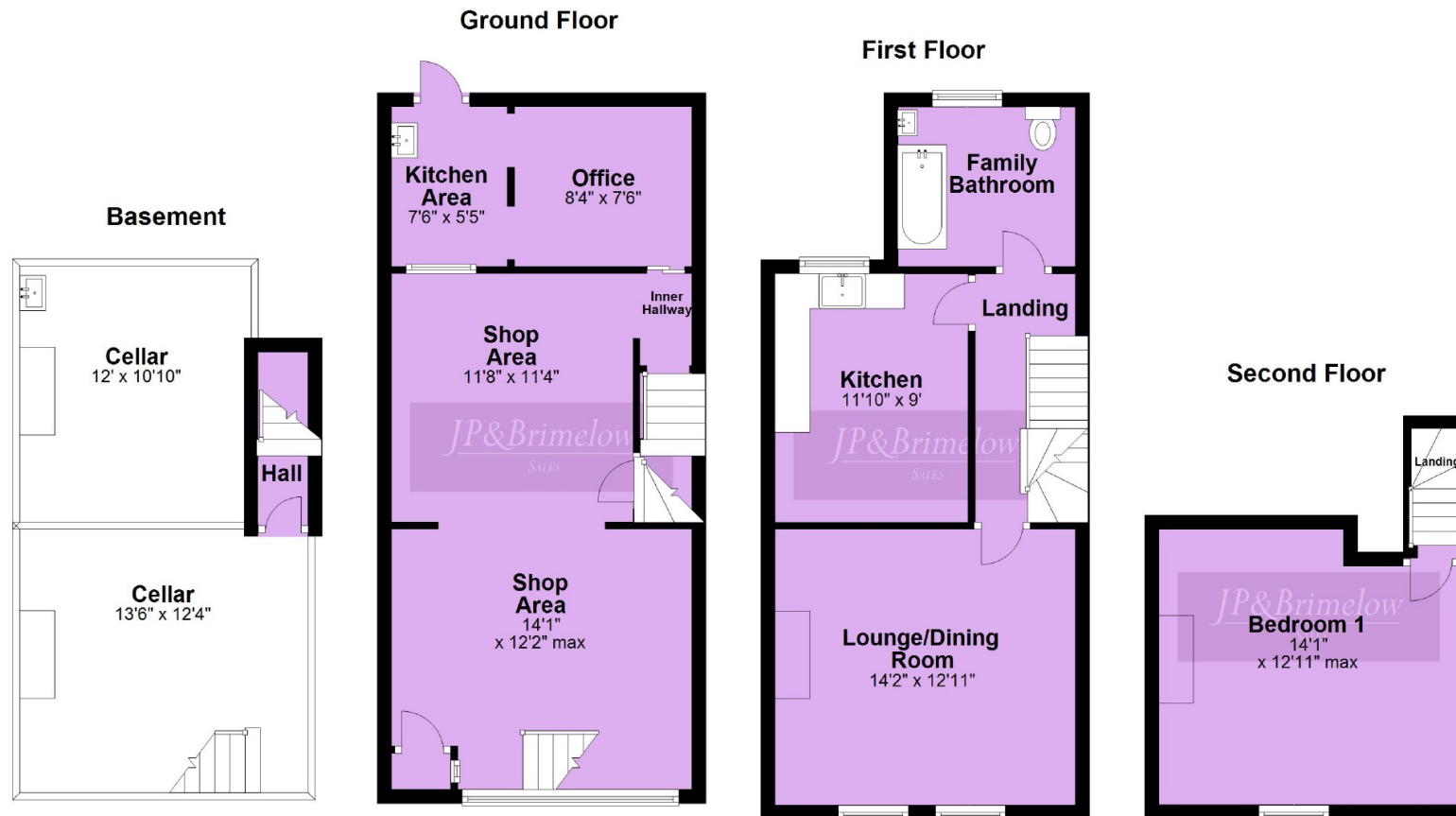
****ALL OFFERS IN WRITING BY FRIDAY 11th JANURAY 2019 at 12 noon**** A fantastic opportunity to purchase this unique property, a commercial property that was previously a pet shop with living accommodation above. ****IN NEED OF FULL MODERISATION THROUGHOUT**** This period semi-detached property is situated on a highly sought-after road in the heart of Chorlton Green and within walking distance to the centre of Chorlton. Positioned in the best location with all the independent shops/bars/restaurants that Beech Road has to offer, Beech Road Park, Chorlton Nature Reserve and fantastic primary schools nearby. The spacious property comprises; an open plan shop area with access into the chamber cellars, a rear office space and a wash area to the ground floor with access out into the rear enclosed courtyard. To the first floor there is a three-piece bathroom, a kitchen/breakfast room, a lounge and the second floor reveals an impressive bedroom. The property benefits; two useful cellar chambers, single glazed windows and a rear enclosed courtyard garden. **OFFERED WITH NO VENDOR CHAIN.** ****OUR CLIENT IS OPEN TO EITHER SELLING OR AGREEING A RENTAL OPTION OF £25,000 - £30,000 pa (TERMS TO BE DISCUSSED)****. Client advised that the commercial rate is £8,900 pa. Internal





EPC Chart

Freehold Client advised that the commercial rate is £8,900 pa. Council Tax Band:



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