



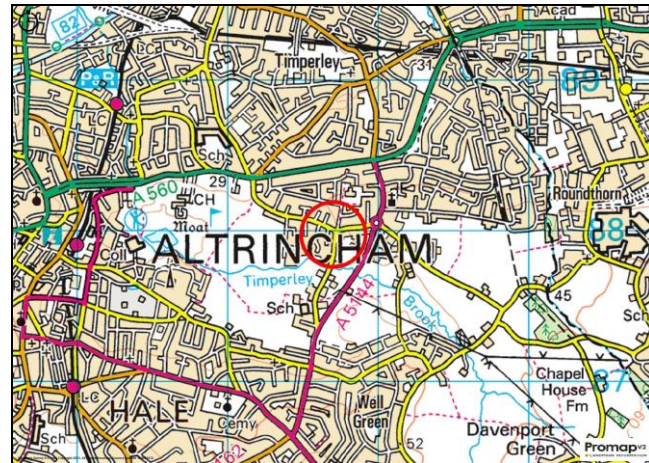
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INDEPENDENT ESTATE AGENTS

location

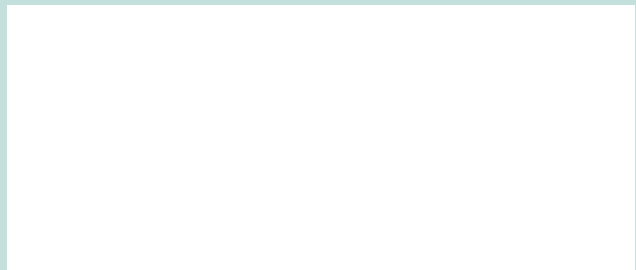


From Watersons Hale Office proceed along Ashley Road in the direction of St Peters Church and turn left at the Church in to Harrop Road, which becomes Planetree Road. At the end of Planetree Road turn left on to Park Road and proceed over the traffic lights in to Delahays Road. Continue over the next set of traffic lights in to the continuation of Delahays Road. At the mini roundabout turn left into Wood Lane where the property will be found on the left hand side, just after the turn for Green Lane.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

72 Wood Lane Timperley, Altrincham, Cheshire, WA15 7PL



A 2500 SQUARE FOOT MIXED RESIDENTIAL AND COMMERCIAL INVESTMENT OPPORTUNITY IN A PROMINENT POSITION LOCATION.

Ground Floor Retail Unit with Back Office. First Floor Two Bedroom Apartment. Extensive Cellars Ripe for Conversion. Parking. Garage. Garden.

“ *A fantastic opportunity* ”

£395,000

in detail



An interesting opportunity to acquire the freehold of this substantial mixed Commercial and Residential building with Interior Design Shop to the Ground Floor a Two Bedroom Apartment to the First Floor and extensive Cellars to the Lower Ground Floor

Overall, the building extends to approximately 2500sqft.

The property is in a popular location, approximately equidistant to Timperley Village, Altrincham Town Centre and Hale Village in one of two parades of shops of long established businesses.

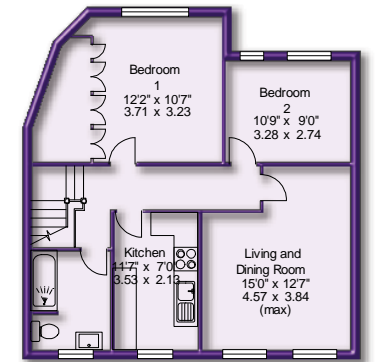
Externally, there is onsite Parking, Integral Single Garage and a Garden Area to the rear.

The Ground Floor Retail Unit extends to approximately 650sqft including back Offices.

To the Lower Ground Floor there are extensive Cellars comprising of Four Chambers which are ripe for conversion should an incoming purchaser wish to convert into additional space. A door provides access to the rear Garden.

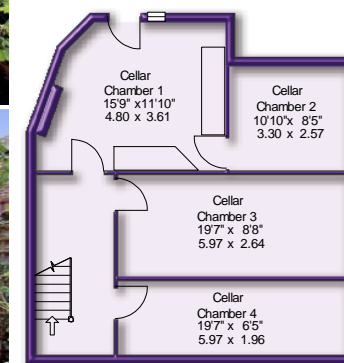
The Apartment to the First Floor consists of a Hall, Living/Dining Room, Kitchen and Shower Room.

An interesting investment opportunity for letting of the Shop Premises and Apartment, or a business owner to 'Live above the Shop' or indeed with potential for an incoming purchaser to convert the whole of the building into residential, subject to planning.

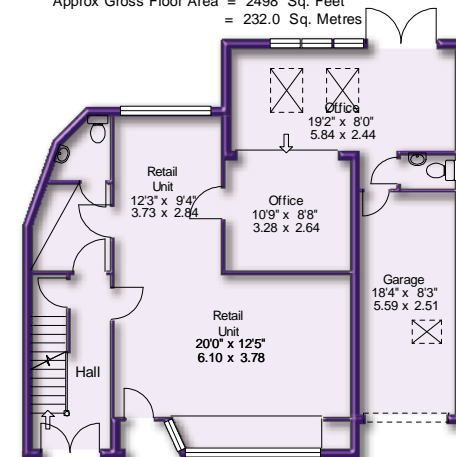


First Floor

Approx Gross Floor Area = 2498 Sq. Feet
= 232.0 Sq. Metres



Lower Ground Floor



Ground Floor



VIEWINGS STRICTLY BY APPOINTMENT.