




GERALDEVE
A NEWMARK COMPANY

SUMMARY

- Freehold Opportunity
- Prominent Location
- Redevelopment Potential (subject to planning)
- Immediately Available
- Less than 1 mile from M60

LOCATION

The property is located some 500m east of Urmston town centre and is less than 1 mile from both Junctions 8 & 9 of the M60. Consequently Trafford Park and the Manchester Conurbation are immediately accessible.

The property benefits from a prominent position fronting Higher Road which may be of interest to trade counter operators or other Sui Generis occupiers.

DESCRIPTION

The property comprises of a single storey to detached unit benefiting from the following:

- Steel frame construction
- Brickwork walls
- Concrete floor
- 3.02m eaves height
- Corrugated asbestos roof with translucent rooflights
- 4 x hand operated roller shutter doors
- 1 x hand operated sliding door
- Offices/WC's
- Forecourt area to front with parking for approximately 8 cars

SCHEDULE OF ACCOMODATION

We have measured the property on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring Practice 6th Edition and calculate the following floor areas:

	Sq Ft	Sq M
Main Workshop	2,037	189.25
Offices/Reception/WCs	578	53.72
Rear Warehouse	842	78.23
Total GIA	3457	321.2

FLOOR AREA - GIA

The total site area is approximately 7,273 sq ft (0.17 acres).





PLANNING

We understand the property has the benefit of Planning Permission for it’s existing use.

EPC

We are informed the property has an EPC rating of ‘E’.

TITLE

The property is held Freehold.

TERMS

Upon Application.

VIEWING/FURTHER INFORMATION

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