

for sale

Retail Take-Away

130.5 m² (1,405 ft²)



398 Manchester Road
Astley
Tyldesley
Manchester
M29 7DY

- Busy Main Road Position
- Existing Take Away Use
- Densely Populated Area

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a busy main road position on the A572 Manchester Road, within the Manchester suburb of Astley.

Astley is situated just off the A580 East Lancashire Road.

Description

A part two storey, part single storey retail take-away property that is offered for sale with full vacant possession.

There is a main shop area with rear preparation and further shop area to the side together with upper floors that are accessed via an internal stair. There is further storage towards the rear and wc facilities are included.

The property offers a rare opportunity to purchase a virtual freehold established take-away for the sale of hot food.

Accommodation

Net Internal Area

Ground	96.9 m ²	1,043 ft ²
First	33.6 m ²	362 ft ²
Total	130.5 m²	1,405 ft²

Services

Mains electricity, gas, water and drainage are connected.

Rates

Rateable Value £3,400.
Payable 2018/19: £1,632.
Small Business Payable: Nil.

Sale Price

£100,000.

Tenure

Long Leasehold for a term of 999 years from 1920.

VAT

The above sale price is quoted exclusive of VAT, should it be applicable.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.