



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

VACANT REFURBISHED OFFICES
WITH INCOME PRODUCING
SELF CONTAINED TWO BEDROOM FLAT



863 ASHTON NEW ROAD
CLAYTON
MANCHESTER
M11 4PB

Situation & Description

The property is situated in a prominent roadside position on the corner of Ashton New Road (A662) and Seymour Road South, opposite a retail development anchored by Aldi.

Ashton New Road is a main arterial route between Manchester City Centre, 4 miles to the west and Ashton Under Lyne, 3.5 miles to the east. The property is also within close proximity to Edge Lane Metrolink Station.

The property comprises a two storey corner terrace, providing refurbished offices to the ground floor and basement, with a self contained first floor two bedroom flat, accessed from Seymour Road South.

The property is of brick construction incorporating PVCu windows and doors, beneath a pitched tiled roof. The offices have strip and spot lighting, perimeter trunking and are air conditioned.

There is a self contained rear yard accessed from the ground floor offices.

Accommodation

The property has been measured on a net internal basis. The approximate net internal areas are as follows:-

Description	Sq M	Sq Ft
Ground Floor Offices	70.89	763
Basement Offices	58.67	632

First Floor Flat

Comprising Living Room, Dining Kitchen, Bedroom 1, Bedroom 2, Bathroom.



Misrepresentation Act 1967 These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate, they are not guaranteed and will not constitute any part of any contract in accordance with the Misrepresentation Act 1967.

Rating

The offices are assessed separately as "Offices & Premises at Rateable Values of £7,400 and £2,800.

We understand the Council Tax Band for the flat is Band A.

The current Uniform Business Rate multiplier for small businesses for 2016/2017 is 48.4p.

Planning

We understand that the property has planning consent for the existing use.

Tenure & Tenancies

Long leasehold – 900 years from 11 May 1914.

The tenant of the flat occupies by way of an Assured Shorthold Tenancy, paying a rental of £410.00 per calendar month. The tenancy was granted for a term of five years and expires on 1 December 2019.

The office accommodation is available with vacant possession.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Offers are invited for the benefit of the long leasehold interest.

EPC

The EPC may be downloaded at www.wignallbrownlow.co.uk.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

DATE OF PUBLICATION – MARCH 2017

SUBJECT TO CONTRACT