



B B Q LAND 7 STAND LANE
Manchester, M26 1NW
Auction Guide £130,000

7 STAND LANE

Property at a glance

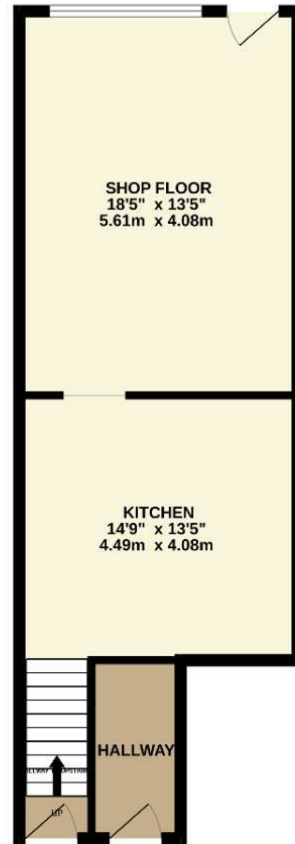
- FREEHOLD THREE STOREY BUILDING
- LOCATED CLOSE TO METROLINK IN RADCLIFFE CENTRE
- TENANT ON GROUND FLOOR PAYING £750PCM (£9,000PA)
- POTENTIAL TO CONVERT UPPER FLOORS

For sale via Pearson Ferrier Auctions starting Tuesday 14th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A great Freehold investment opportunity in Radcliffe, well placed for the metrolink. The property is set over three floors, it has a tenant in place on the ground floor paying £750pcm (£9,000 pa), there are also two upper floors accessed from the rear which could be converted to apartments subject to the usual planning and consents once vacant. This is a great opportunity to own an investment opportunity in Radcliffe which currently has regeneration works going on. For viewings, please contact Pearson Ferrier on 0161 764 4440. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.





GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
45-61	D			45-61	D		
29-44	E			29-44	E		
13-28	F			13-28	F		
1-12	G			1-12	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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