



ASHWORTH HOLME

Sales · Lettings · Property Management



24 EASTWAY, M33 4DX
£275,000



KEY FEATURES

- 2224-SqFt retail unit
- Sought after location with ample parking
- Fully occupied and well presented row
- Potential to create residential units
- Rateable value £11250 (£5614 payable)
- Substantial food prep area
- Access available from side & rear
- Sale includes all catering equipment
- Sold with vacant possession upon completion

DESCRIPTION

A RARE OPPORTUNITY TO PURCHASE THIS 2224-SQFT RETAIL PREMISES WHICH IS CURRENTLY OCCUPIED BY A HIGHLY SUCCESSFUL BAKERY BUSINESS AND IS OFFERED FOR SALE ONLY DUE TO RETIREMENT.

The property forms part of an easily accessible row which is fully occupied by a variety of thriving businesses and benefits from ample on street parking providing convenience for customers.



Benefits include a sizeable retail area and a large food preparation area which is approximately 85m² and can be accessed from the retail area or via the rear of the building where there is an access road suitable for deliveries etc.

The first floor was previously used as living accommodation (two bedroom apartment) but is now vacant and not currently registered for Council Tax.

In addition to access from the rear there is also gated access to the front of the building which leads down the left side of the property and provides the potential to split the unit and create two separate income sources.

VACANT POSSESSION UPON COMPLETION - Rateable value £11250 (£5614 payable).

Please note the current fixtures and fittings including the catering equipment will form part of the sale.

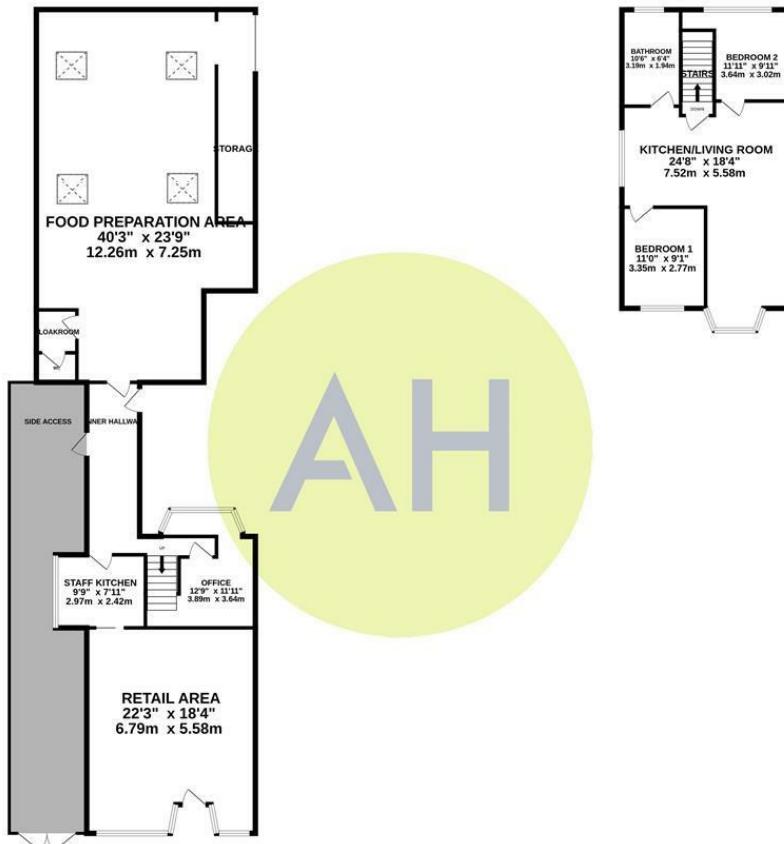


FLOOR PLANS



GROUND FLOOR
1622 sq ft. (150.7 sq m.) approx.

1ST FLOOR
603 sq ft. (56.0 sq m.) approx.



TOTAL FLOOR AREA: 2224 sq ft. (206.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans stated here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.