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CHARTERED SURVEYORS

ID 100-086



# FOR SALE

PROMINENT AND WELL-LOCATED SINGLE STOREY  
VEHICLE WORKSHOP

**2,976 SQ. FT / 276 SQ. M**

 **UNIT 29B CROMER INDUSTRIAL ESTATE  
CROMER STREET, OFF JUBILEE ROAD, MIDDLETON,  
M24 2LX**

## PROPERTY LOCATION

The property forms part of the Cromer Industrial Estate at located at Cromer Street just off Jubilee Road in an established industrial and commercial area less than 1 mile northeast of Middleton town centre.



JUBILEE ROAD

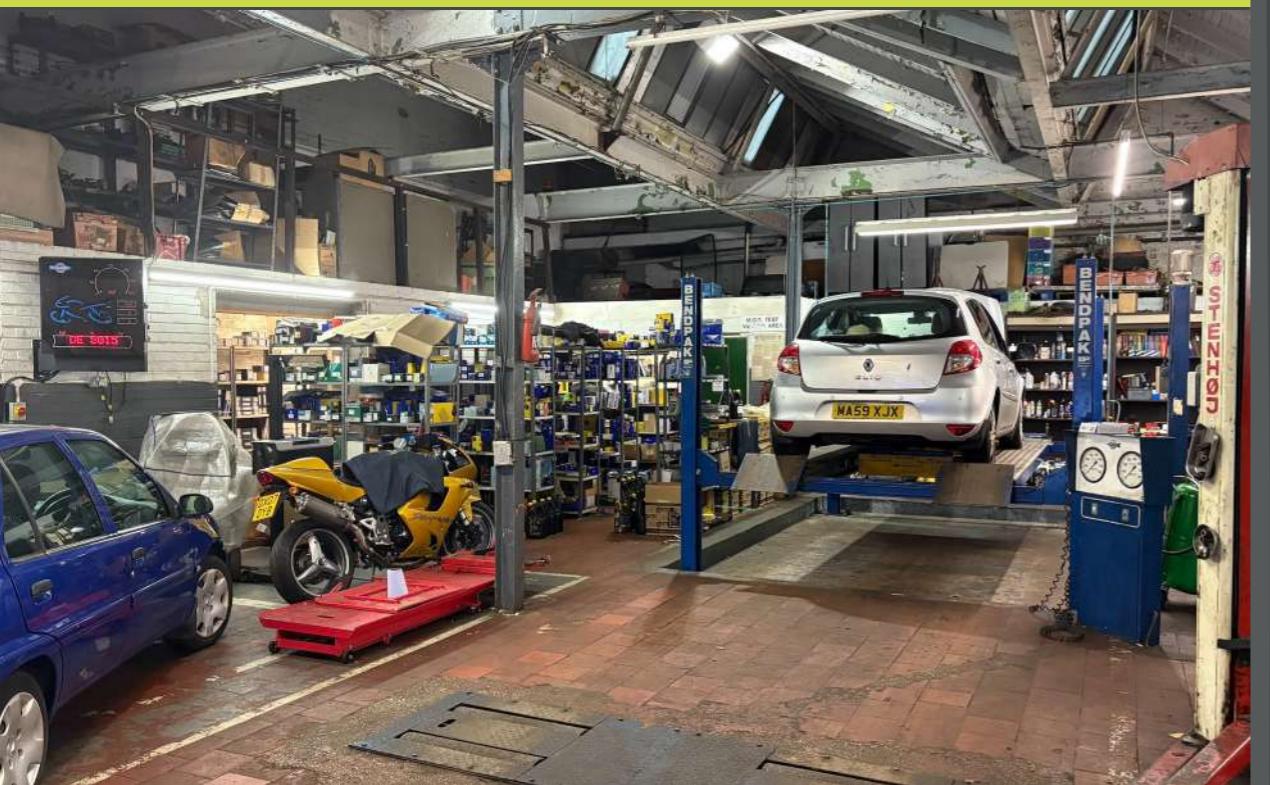
UNIT 29B

HILTON FOLD LANE

GREEN LANE

mark@mwproperty.co.uk  
07769 970 244





- Established motor vehicle repairs and MOT use
- Close to Middleton town centre and Chadderton border
- Highly sought after property type
- Very rare purchase opportunity

A self-contained single storey workshop with a yard area at the front. The property forms part of a larger sub divided industrial building of brick construction with a solid concrete floor surfaced in tiling and a north light roof formation and a working height of approx. 12ft 7ins (3.8m).

The property has a roller shutter door access at the front (10ft 5ins width by 10ft 4ins height) from a dedicated yard and affords good quality clear workshop accommodation with incorporated pit, customer reception/waiting room, office, wc facilities and rear storage.

A viewing of the property is highly recommended.

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## SERVICES

We understand that mains electricity, gas, water, and drainage connections are available at the property.

Lighting is via sodium units.

## RATES

Full exemption from rates.

## PRICE

£285,000.

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser.

## FLOOR AREA

The property extends to an overall gross internal floor area of some 2,976 sq. ft made up as follows:

Workshop	2,900 sq. ft	269 sq. m
Storage	76 sq. ft	7 sq. m
<b>TOTAL</b>	<b>2,976 sq. ft</b>	<b>276 sq. m</b>

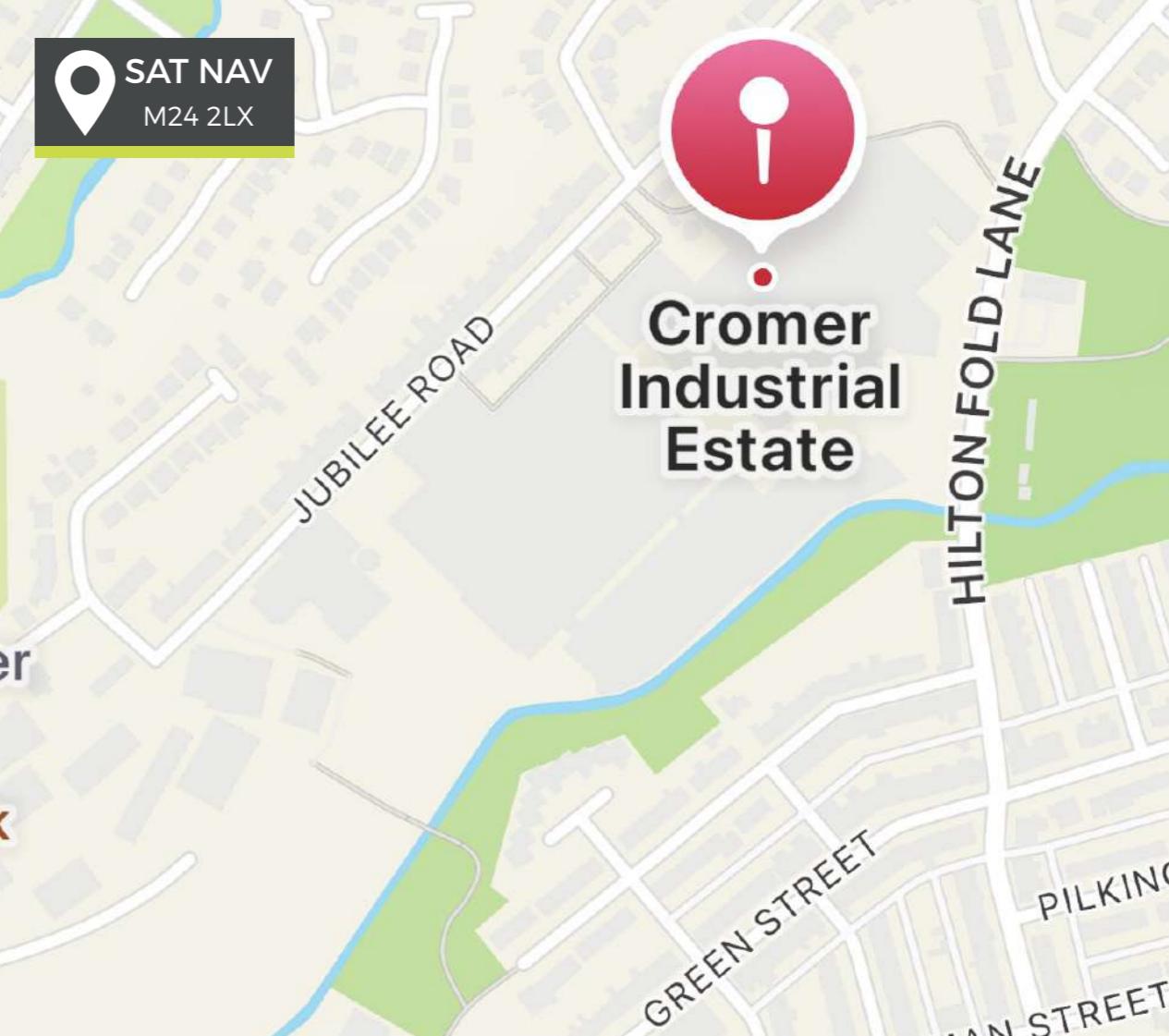
### VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 07769 970 244

E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



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