



markwarburton
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.



mark@mwproperty.co.uk
07769 970 244



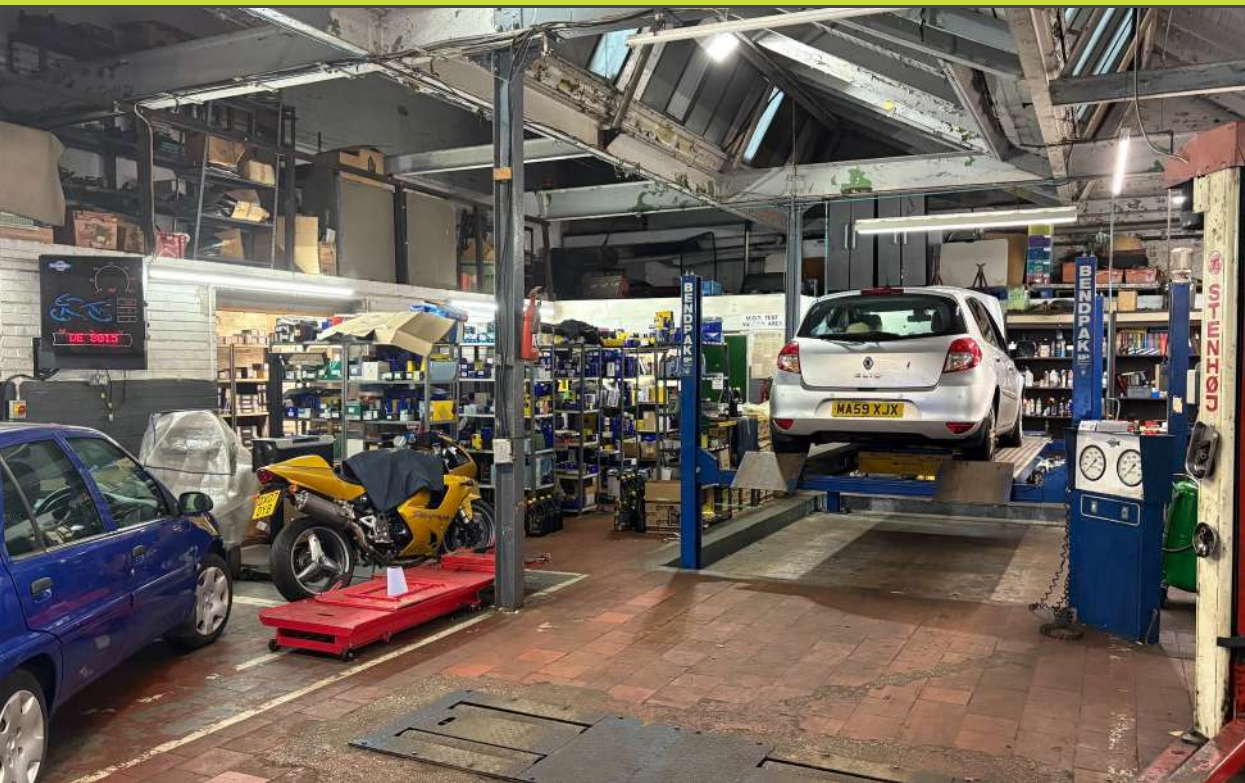


- Established motor vehicle repairs and MOT use
- Close to Middleton town centre and Chadderton border
- Highly sought after property type
- Very rare purchase opportunity

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

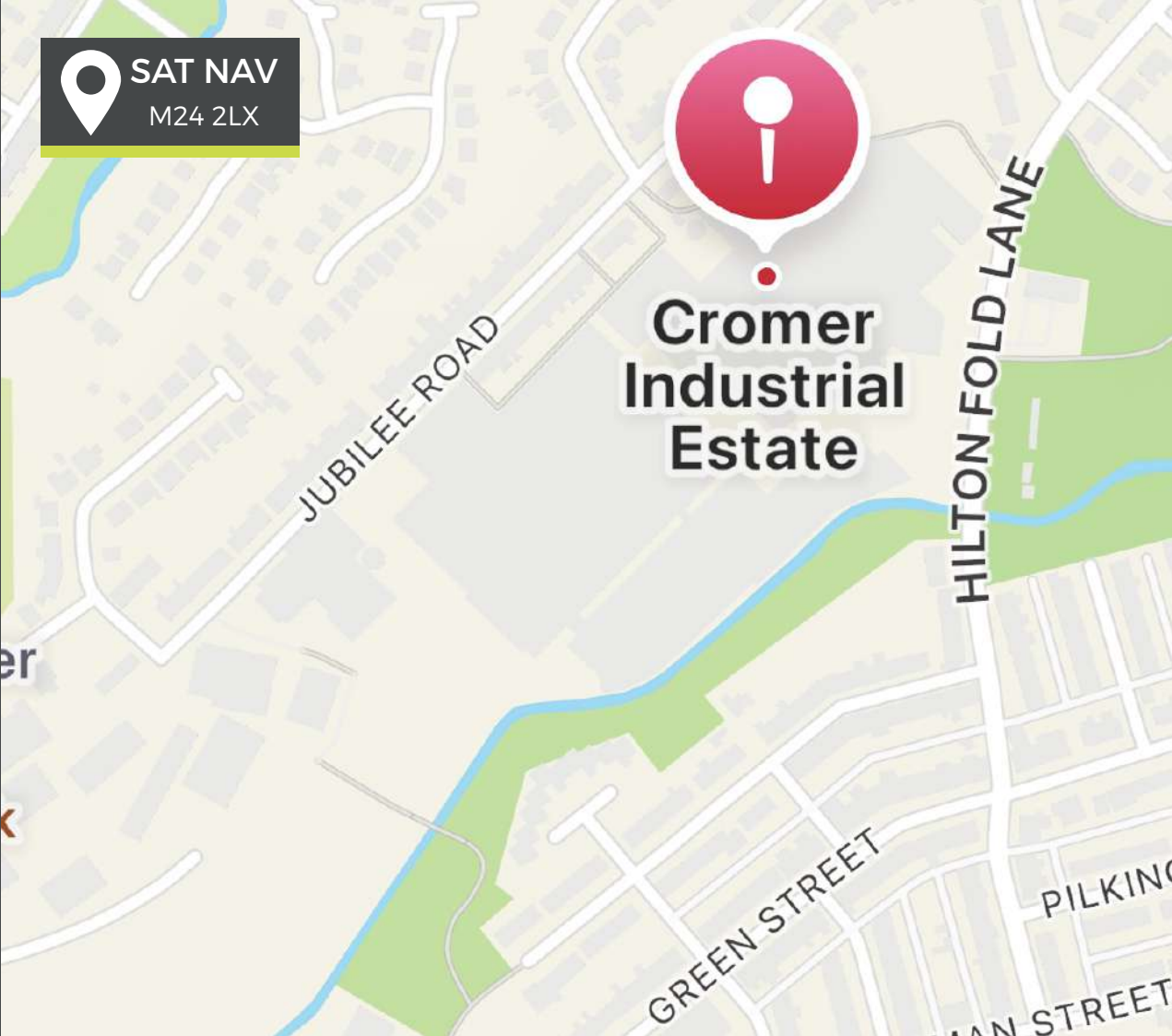
The property extends to a n overall gross internal floor area of some 2,976 sq. ft made up as follows:

Workshop	2,900 sq. ft	269 sq. m
Storage	76 sq. ft	7 sq. m
TOTAL	2,976 sq. ft	276 sq. m

VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk



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