



Solomon Estates are proud to introduce to the market a Prime investment opportunity comprising of three commercial units and two duplex flats for Sale with tenants in situ. The total income generated from this property is £51,000 pa. The property comprises Three commercial units along with one separately accessed three bed flat and one separately accessed two bed flat.

Urmston is a popular town located approximately 6 miles west of Manchester city centre . The town benefits from excellent transport links, With a population of approximately 41,000, Urmston is a desirable residential/commercial location due to the local facilities and amenities in Manchester and Trafford Park.

On the ground floor it consists of three commercial units,

Unit A - Mobile Phone Shop

This shop is currently being used as an mobile Phone shop and this shop generates £7,200 per year plus £400 per year contribution for services (building insurance and outside maintenance). This shop contains a good sized shop floor with kitchen/storage area at the back alongside a W/C.

EPC Rating: E

Unit B - Dog Groomers

This shop is currently being used as an Dog groomers and this shop generates £10,000 per year. This shop contains a good sized shop floor with a decent sized room at the back alongside a W/C.

EPC Rating: E

Unit C - Barber Shop

This shop is currently being used as an Barber shop and this shop generates rent at £6,600 per year plus £400 per year contribution for services (building insurance and outside maintenance) . This shop is at the side/back of

the property which can be accessed from both front and back of the property the unit itself is a good enough size for a barber shop this shop also has a W/C.

EPC Rating: E

On the First/Second floor it contains two flats, One Two bedroom flat and One Three bedroom Flat,

Flat 7A - Three Bedroom flat

This property has been well maintained by the tenant and the landlord making sure everything is up to a good standard what this Three bedroom flat contains is a good sized kitchen/lounge area ,bathroom and three bedrooms .which one of the bedroom has an en suite. this property has its own designated parking at the back of the property and this property has its own access on the side of the Dog Groomers

The current rent the tenants are paying for this Flat is Rent at £1,100 per month.

EPC Rating: C (74,74)

Flat 9A - Two bedroom Flat

This property has been well maintained by the tenant and the landlord making sure everything is up to a good standard what this two bedroom flat contains on first floor is a modern good sized kitchen newly renovated bathroom and current tenants using the decent sized bedroom on the first floor as a lounge area. moving on to the second floor where it is one large bedroom with an en suite. this property has its own designated parking at the back of the property and this property has its own access on the side of the mobile phone shop.

The current rent the tenants are paying for this Flat is Rent at £1,100 per month.

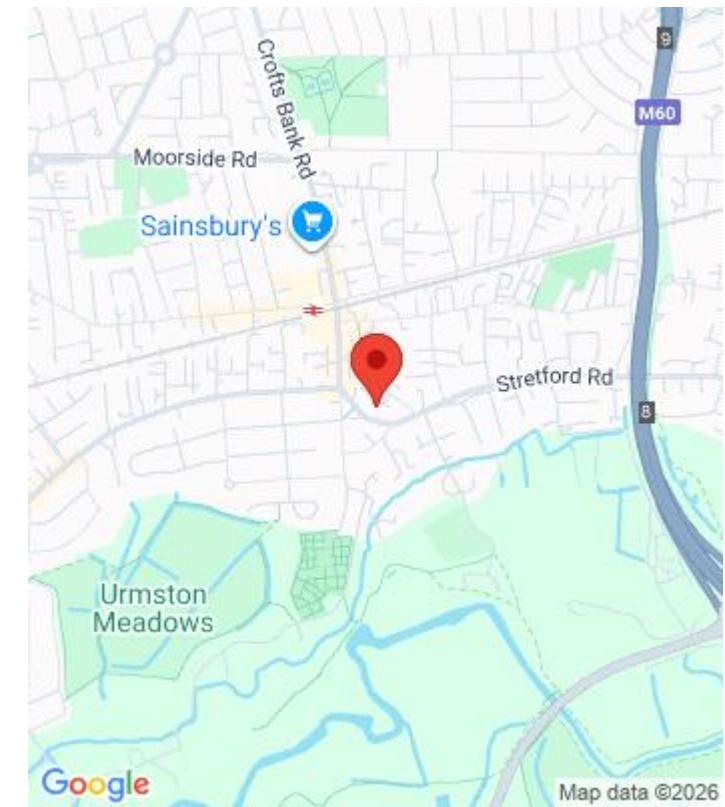
EPC Rating: C (71,71)

Tenure:
Freehold with tenants in situ.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

114 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient