

**10A SEYMOUR GROVE  
OLD TRAFFORD  
MANCHESTER M16 0LH  
FOR SALE - £150,000  
INVESTMENT OPPORTUNITY**



**GROUND FLOOR RETAIL UNIT PLUS  
SELF CONTAINED TWO BEDROOM FLAT  
ON 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR.  
PRODUCING £14,100 P.A.**

Opportunity to acquire this mid terraced mixed retail and residential building within a fully occupied parade. The retail unit is currently let at £8,400 p.a. on a 5 year lease from 1<sup>st</sup> June 2009. The upper floors are accessed from the rear of the building from a small courtyard and comprise, entrance hall, fitted kitchen, lounge, bathroom with separate WC. On the second floor there are two double bedrooms. This is let at £475 pcm on an assured short hold tenancy agreement. Total income for the building is £14,100 p.a.

**THE ACCOMMODATION COMPRISES**

**RETAIL UNIT (£8,400 p.a.) (4.3m x 8.7m)**

With aluminium shop front with external electric steel roller shutter.

**REAR STORE/KITCHEN (3.3m x 2.9m)**

Stainless steel sink unit set into run of marble effect worktop with light oak fronted base units. Part tiled walls. Fully tiled floor.

**WC**

Sink unit. Laminate floor.

**BASEMENTS (4.5m x 3.3m)**

**LIVING ACCOMMODATION (£475 pcm)**

Rear yard with external staircase leading to 1<sup>st</sup> floor.

- ENTRANCE HALL**
- FITTED KITCHEN**
- BATHROOM**
- SEPARATE WC**
- LOUNGE**
- TWO DOUBLE BEDROOMS ON THE SECOND FLOOR**

**RATEABLE VALUE**

(Vendor pls confirm)

**RATES PAYABLE**

(Vendor pls confirm)

**COUNCIL TAX BAND**

(Vendor pls confirm)

**VIEWING**

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

**LOCATION**

