Retail in M28

Barton Road, Worsley, Manchester, Greater Manchester, M28 2PB

£440,000 Starting Bid

Tenure

Leasehold

Property features

- Offered on a Chain Free Basis
- Located in the Heart of Worsley within a Stroll into the Village
- One Car Parking Space
- Business Rates Apply for further information contact Salford
- Unique Period Property with Picturesque Views of Bridgewater Canal

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

We are pleased to offer for sale this unique period property which stands out as a rare gem. Nestled amidst the picturesque setting of Worsley, this stunning building boasting views overlooking the tranquil Bridgewater Canal offers a blend of historical charm and modern convenience.

Situated in the heart of Worsley, it is conveniently located within a leisurely stroll into the vibrant village, ensuring a perfect balance of peace and accessibility. Currently occupied as a commercial space, set over four floors, this property presents an exciting opportunity for a discerning buyer to transform it into a spectacular residential abode (subject to planning) or keep as a commercial premises.

Externally, a yard space overlooking the canal and car spaces for one vehicle, this property offers both practicality and flexibility for a range of potential uses.

Please note we have not inspected this property.

Price: Starting Bid £440,000

Property Type: Retail

Business Type: Other/Unspecified

Location

Situated in the heart of Worsley, it is conveniently located within a leisurely stroll into the vibrant village, ensuring a perfect balance of peace and accessibility. Currently occupied as a commercial space, set over four floors, this property presents an exciting opportunity for a discerning buyer to transform it into a spectacular residential abode (subject to planning) or keep as a commercial premises.

Accommodation

Ground Floor Reception

5.54m x 3.45m

(maximum measurements irregular shaped) Square bay window to front elevation. Window to the side elevation with views over the Bridgewater Canal. Feature exposed beams to the ceiling. Staircase leads down to the cellar space. Internal doors lead through to the side entrance hallway.

Office One

3.19m x 3.66m

(maximum measurements irregular shaped) Dual aspect with a window to both the front and side elevations.

Kitchen Area (Cellar)

Accommodation

Kitchen Area (Cellar)

Staircase leads down from the ground floor reception. Feature arched ceiling. Internal doors lead through to a store and W.C. Open to:

Office Two (cellar)

4.28m x 2.84m

Feature exposed brick arched ceiling. Window to the side elevation.

Store (cellar)

1.5m x 2.09m

W.C (cellar)

2.13m x 2.16m

(irregular shape) Fitted with a low level W.C and a wash hand basin.

Side Entrance (ground floor)

External door to the side elevation. Staircase leads to the first floor landing. Internal door and window leads through to the ground floor reception space.

First Floor Landing

Window to the front elevation. Spindle staircase leads to the second floor landing. Internal doors lead through to:

Accommodation

First Floor Office One

4.58m x 4.16m

Window to the side elevation with views over the Bridgewater Canal. Feature exposed ceiling beams.

First Floor Office Two

3.23m x 2.72m

(irregular shape) Window to the side elevation. Spindle balustrade. Feature exposed ceiling beam. Internal window looks through to the first floor landing .

Second Floor Landing

Vaulted ceiling. Spindle balustrade. Open to the kitchen area. Internal doors lead through to:

Second Floor Office One

4.2m x 3.9m

Window to the front elevation.

Second Floor Kitchen Area

Internal door leads through to:

W.C

Fitted with a low level W.C and a pedestal hand wash basin.

Yard

Yard space with spectacular views overlooking Bridgewater Canal.

Tenure

Long leasehold of 999 years from 23 December 1988. Title number MAN385221
Leasehold of 8 years beginning on and including 1 September 2015 and ending on and including 31 August 2023. Title number MAN256563

EPC

We currently await a copy of the EPC

Additional information

For further information please contact our office on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Barton Road, Worsley, Manchester, Greater Manchester, M28 2PB

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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