

## FOR SALE

FULLY FITTED RESTAURANT / TAKE AWAY  
WITH SEPERATE 2 BED FLAT ABOVE. FULLY  
REFURBISHED. CIRCA £500K SPENT  
EXTENDING AND REFITTING THROUGHOUT



**352 FLIXTON ROAD, URMSTON,  
MANCHESTER, M41 5GW**

# FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

## LOCATION

The property is located on the north side of Flixton Road close to the junction with Whitelake Avenue in Urmston. Urmston is an affluent south Manchester suburb 5 miles south west of Manchester City Centre.

## DESCRIPTION

The property comprises a shop and 2 bed flat that was recently comprehensively refurbished at a cost of around £500,000. The property has been fitted out to a very high standard throughout. The flat is accessed via a separate entrance and is on separate meters for both gas and electricity. The shop has a new shop front, full catering kitchen, including gas cookers, walk in fridges and freezers, stainless steel catering equipment, fume extraction hoods, air conditioning etc. All windows have been replaced throughout including a new shop front. The property has been extended and reroofed. The shop has CCTV. The shop and flat are both in immaculate/clean and tidy condition throughout. There is a forecourt/ outside eating area. The property has to be seen to be believed.

## ACCOMMODATION

### Flat – 2 bed comprising

2 Double bedrooms one with ensuite bathroom, main bathroom, living room, kitchen/ diner, circulation space

**39.97 SQ/M 430 SQ/FT**

### Shop – comprising

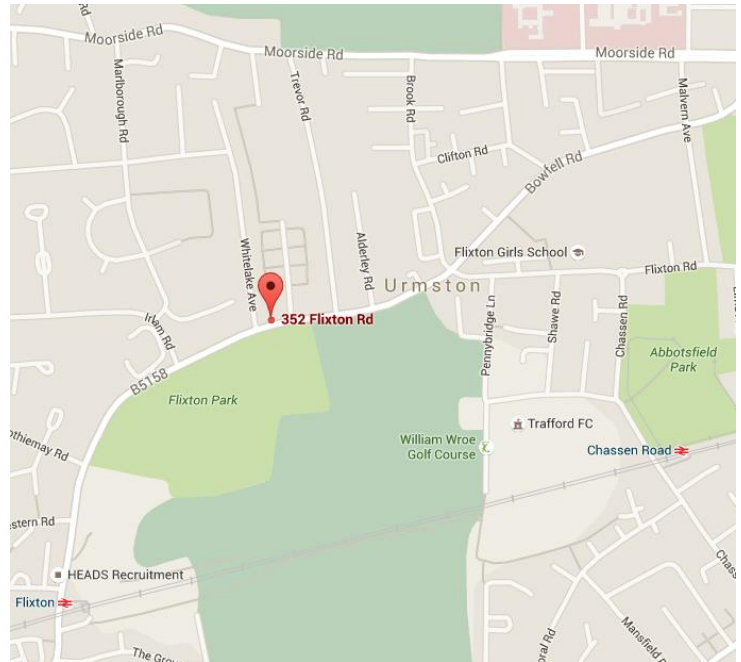
Seating area, kitchen/prep area, walk in fridge and freezer, WC.(Disabled Compliant)

**50.34 SQ/M 541 SQ/FT**

### Externally

Front fenced forecourt plus side bin store/ flat access

**PRICE** £395,000



## BUSINESS RATES & COUNCIL TAX

The shop is assessed for business rates at R.V. £6,600. Small business rates relief is likely available.

The flat is in Council Tax band A

## VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

## VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



**CALL:** 0161 244 8640  
**EMAIL:** [simon@frasercommercial.co.uk](mailto:simon@frasercommercial.co.uk)

Preparation of details October 2018

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

**0161 244 8640**

**www.frasercommercial.co.uk**