

**FOR
SALE**



Warehouse Unit

395.88m² (4,261 Sq Ft)

Unit 3

Monde Industrial Estate

Westinghouse Lane

Trafford Park

M17 1LP

- Secure yard
- Currently tenanted producing an annual rent of £12,000pa
- Close to Junction 9 of M60
- Development of new Parkway Metrolink Station currently underway

0161 833 9797

www.wtgunson.co.uk

Location

The property is located on Monde Industrial Estate which is just off Westinghouse Road within close proximity to Parkway Circle in Trafford Park, Manchester. The extension to the Metrolink running through Trafford Park to the Trafford Centre is currently being developed with Parkway Metrolink Station within close proximity. Junction 9 of the M60 motorway is less than one mile south west. The Trafford Centre shopping centre is less than 1 mile to the west. Manchester City Centre is approx. 4 miles to the east.

General Description

The property comprises a warehouse unit of steel portal frame construction with metal clad elevations under a part pitched part flat roof benefiting from a secure car park/yard area to the front and self contained garage/store to the side.

Internally, the accommodation is configured with reception, WC, kitchenette and open plan workshop. Access is via two vehicle loading doors and a separate entrance leading into the reception area.

Accommodation

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the area of the unit is as follows:

395.88m² (4,261 sq ft)

Tenancy

The property is currently let to Tony Callaghan Motors Ltd at a rent of £12,000pa. The tenant is currently holding over on the lease. A copy of the lease is available on request.

Purchase Price

Offers in the region of £200,000.

Tenure

Believed freehold. Interested parties should make the usual formal enquiries.

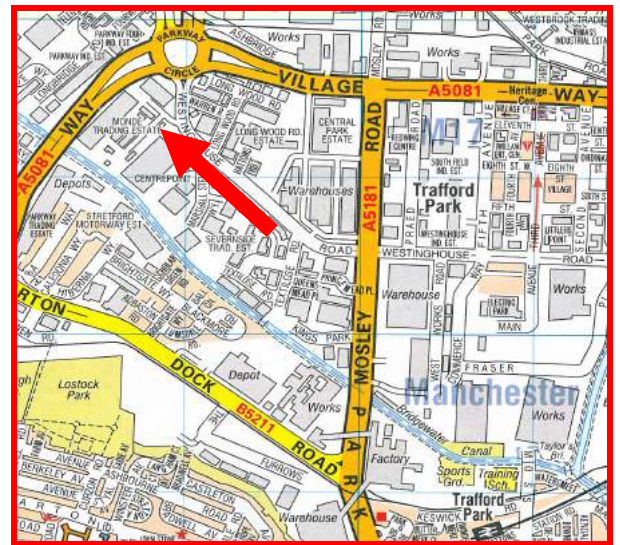
Business Rates

Rateable Value - £ 18,250

Rates Payable - £8,504.50pa (46.6/£ - 2017/18)

EPC

A copy of the EPC is available on request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the joint agents:

**W T Gunson for the attention of
Neale Sayle (neale.sayle@wtgunson.co.uk)**

Or

**Behr & Co for the attention of
Oliver Basger (oliver@behrandco.uk)**

Date of Preparation: 14/9/17