

**204 Mauldeth Road,
Burnage, Manchester
M19 1AJ**

For Sale

**Offers in excess of £225,000
subject to contract**



120.5 sq.m (1,297 sq.ft)

**Prominently located office/showroom
premises with public lay-by/on street car parking
nearby**

- LED spot lighting
- Security alarm
- Gas fired central heating
- UPVC double glazed window units
- Prominent location just off Kingsway (A34)
- Nearby occupiers include B & M Home Store, Aldi, Hunts, Motorcycles and Londis
- Motorway network within 15 minutes' drive
- Rail services available at Mauldeth Road station
- Manchester city centre with 15 minutes' drive

Location

The premises are prominently located on Mauldeth Road, just off Kingsway (A34), within walking distance of Mauldeth Road rail station. Kingsway is the main arterial route connecting Manchester City Centre with South Manchester and adjoining districts include Didsbury, Heaton Moor, Fallowfield and Levenshulme, which are all popular residential areas. The motorway network is within 15 minutes' drive and Manchester city centre is within 15 minutes' drive. (SatNav: M19 2LL)

Description

A two storey, mid-parade, office/showroom property with brickwork elevations and a pitched clay tiled roof. The property benefits from LED spot lighting, floor coverings, fitted kitchen area, UPVC double glazed windows and good natural light.



Ground Floor

72.9 sq.m (785 sq.ft) net internal area, including showroom/office area 1, office 2, understairs store and kitchen area with fitted wall and base units and sink unit.



First Floor

47.6 sq.m (512 sq.ft) net internal area, including office 3, office 4 and office 5. In addition there are ladies and gents toilets each with a WC and wash basin. The ladies toilet also has a shower cubicle.

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Outside

There is a surfaced yard area and rear access via a council owned passageway.

Car Parking

There is lay-by and public on road car parking nearby.

Security

There is a security alarm installation, steel back door and security bars to the rear ground floor windows.



Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation, with a newly installed boiler, and a smoke detection system.

Energy Performance

Energy Performance Asset Rating (to be advised).
EPC available on request.

Rateable Assessment

Rateable Value: £9,500

Business Rates Payable 2024/25: £4,740.50

NB: If these are your only premises you will qualify for 100% Small Business Rate Relief - please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).



Tenure

Freehold.

Purchase Price

Offers in excess of £225,000 subject to contract.

Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk



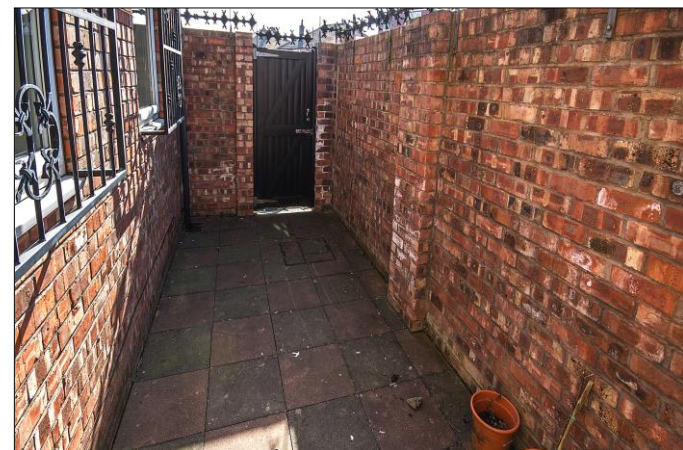
Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties involved.

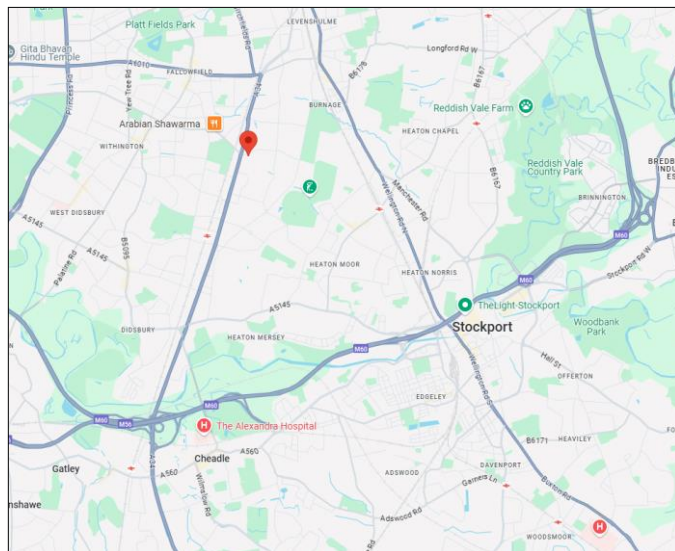


Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.



Location Map



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(PA3340RET -08/04/25-Draft.3)

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