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commercial property consultants

FOR SALE

FULLY LET RETAIL/RESIDENTIAL INVESTMENT

(Café/Takeaway, Barbers and large 2 bed flat)



- **Busiest position on School Road, in the centre of Sale**
- **Return frontage onto Curzon Road with excellent foot traffic through to Sainsburys**
- **Directly opposite Aldi**
- **Total passing rent of £44,000 per annum**
- **Gross yield of 7.3%**
- **Long established commercial tenants**

72 SCHOOL ROAD & 1-3 CURZON ROAD, SALE, M33 7XB/M33 7DR

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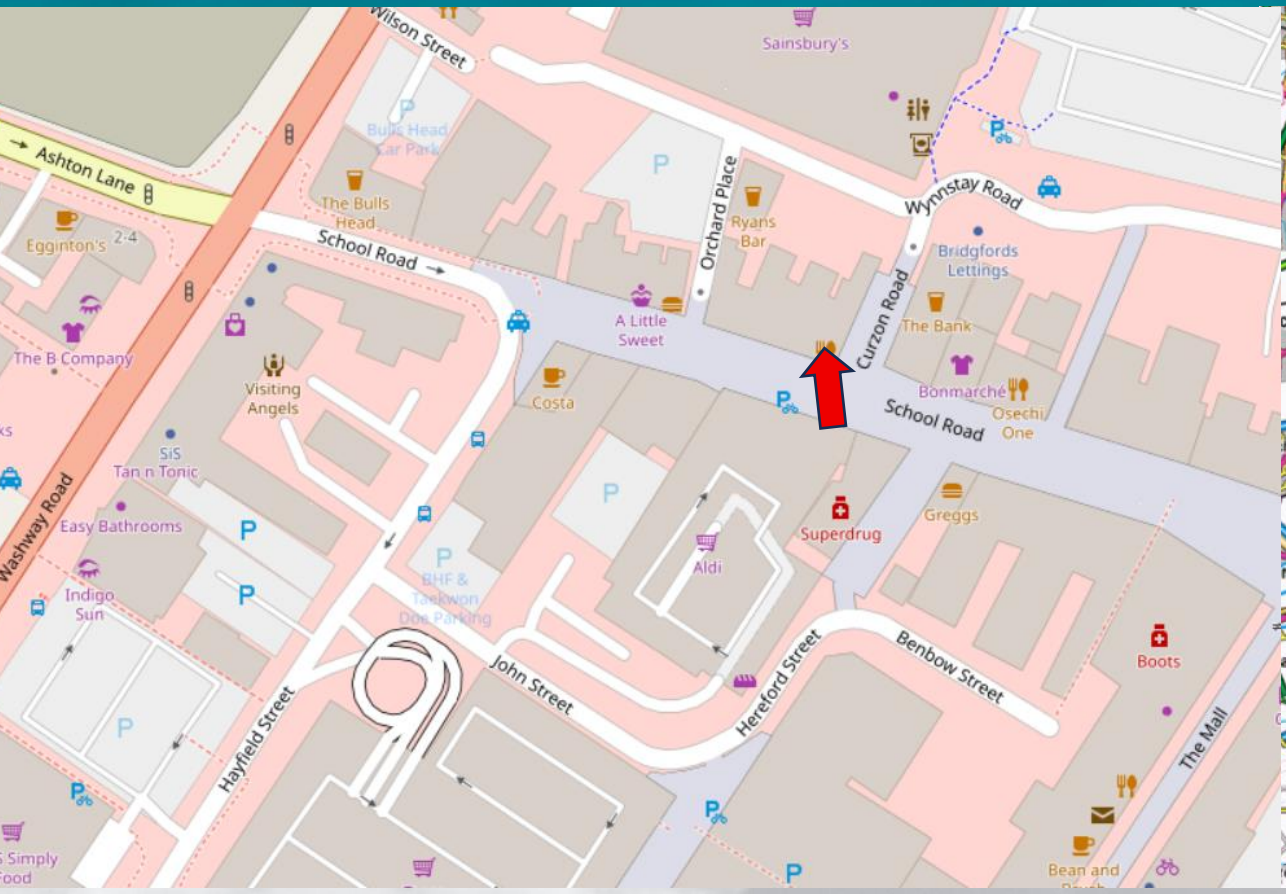



LOCATION

The property is located on the north side of School Road at its junction with Curzon Road in the heart of Sale town centre. The property is positioned in the business spot on School Road the main pedestrianised high street in the centre of Sale. The property benefits from heavy footfall being directly opposite Aldi and benefiting from return frontage onto Curzon Road which leads to Sainsburys supermarket and a large car park. Sale is an extremely popular South Manchester/Cheshire town being situated approx. 6 miles south of Manchester City Centre. Road links and transport links are excellent including easy access to Junction 7 of the M60 via the A56 and the subject property also being within easy walking distance of Sale Metrolink Station.

RICS

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DESCRIPTION

The property comprises a double storey (part single storey) end terraced retail/residential investment property of traditional brick construction beneath a pitched slate roof. The property comprises two retail units and a 2 bed flat above. There is a fish and chip shop (t/a Vivianne) fronting School Road with return frontage onto Curzon Road, a self contained two bed flat above accessed via its own entrance on Curzon Road and a barbers (t/a Sale Town Barbers 2) to the rear fronting Curzon Road.

The two commercial tenants are long established and have been trading from the location for many years.

TENANCIES/ACCOMMODATION SCHEDULE

Property	Tenant	Sqft	Term	Lease start	Lease expiry	Rent PA
72 School Rd	Private individual t/a Vivianne (Fish & Chip Shop)	Ground floor 825 sq ft Basement 827 sq ft	15 years	08.05.14	07.05.29	£20,500
1 Curzon Rd (2 bed flat)	Two private individuals	956 sq ft	N/a	22.12.23	N/a	£12,600 (£1,050pcm)
3 Curzon Rd	Shanab Barber Shop Limited t/a Sale Town Barbers 2	335 sq ft	10 years	05.12.19	04.12.29	£11,000
Total		**2,943 sq ft**				**£44,000**







Self contained 2-bed flat

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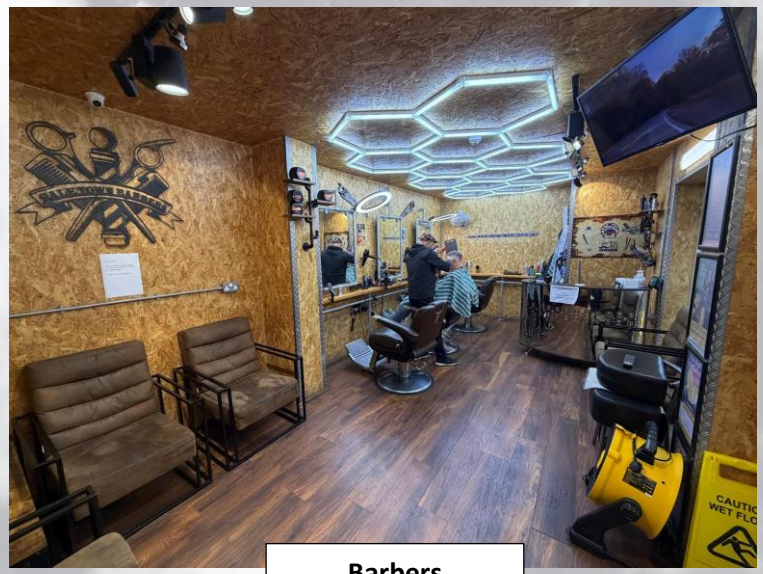
Fish & Chip Shop





Barbers



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PURCHASE PRICE
Offers in excess of £600,000 which represents a gross yield of 7.3%.

TENURE
The property is held under two titles as follows:

Freehold under title no GM593775

Flat held on long lease for term of 999 years under title no MAN266532.

EPC's
Copies of the EPC's are available on request.

VAT
VAT is not applicable.

VIEWINGS/ENQUIRIES
Please contact the sole agent W T Gunson for the attention of:

Neale Sayle (neale.sayle@wtgunson.co.uk)

Josh Hill (josh.hill@wtgunson.co.uk)

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