



# For Sale

93 Manchester Road  
Chorlton Cum Hardy  
Manchester  
M21 9GA



**Centrally located semi detached property with development potential (stp) of interest to occupiers, developers and investors to be sold with vacant possession.**

- 1,432 Sq Ft (133.03 Sq M)
- Open plan ground floor accommodation
- Potential to extend (stp)
- Potential conversion of uppers to residential (stp)
- Extensive external areas.
- Rear Access & Parking
- Opposite Unicorn Grocery Workers Co - Operative

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



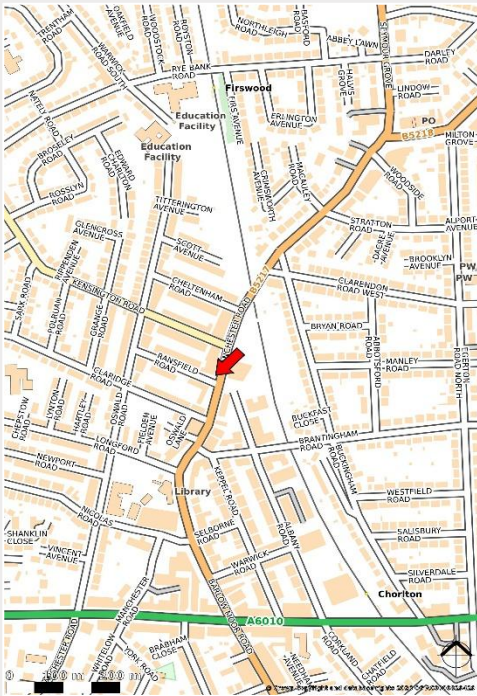
**Commercial Property**  
Advisers and Agents



**For Sale**

**0161 234 0777**

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**LOCATION**

The property is situated in the prominent position fronting Manchester Road (B5217) in Chorlton Cum Hardy a popular suburb of South Manchester in a parade of shops, restaurants and bars, directly opposite the Unicorn Grocery Workers Co – Operative.

Transport connections are immediately accessible, with the Kensington Road and Chorlton Library bus stops located close by. For tram travel, Firwood and Chorlton Metrolink Stations are located nearby, providing direct services into Manchester City Centre.

**DESCRIPTION**

The property comprises a traditional brick constructed three storey semi detached property under a slate roof currently used as a picture framing business. The ground floor sales area is mainly open plan, and the upper floors are utilised for workshop and administration. There are single WC's to the ground and second floors as well as a staff kitchen to the second floor.

Externally there is parking for 5 cars at the side/rear as an extensive area to the front of the shop which is bollarded and could be utilised which some neighbouring occupiers have done . These areas could be further developed subject to planning.

**ACCOMMODATION**

Measured on a net internal basis the property provides the following areas: -

|              | Sq ft        | Sq M          |
|--------------|--------------|---------------|
| Ground       | 727          | 67.54         |
| First        | 535          | 49.73         |
| Second       | 170          | 15.76         |
| <b>Total</b> | <b>1,432</b> | <b>133.03</b> |

**SERVICES**

The property benefits from a gas fired central heating system complimented by wall mounted radiators to the first floor whilst there is air-conditioning to the ground floor which provides heating and cooling.

The majority of lighting is LED. The property benefits from an intruder alarm

**RATEABLE VALUE**

Shop & premises £23,000

**EPC**

Available upon request.

**VAT**

VAT will be charged on all outgoing at the prevailing rate.

**TENURE**

Freehold subject to a nominal chief rent.

**PRICE**

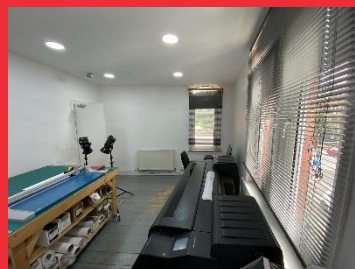
Offers in the region of £600,000 excl.

**AML**

A potential purchaser will be required to satisfy all the vendor's (and their agents) AML requirements when heads of terms are agreed.

**VIEWING**

Via the sole agents TFC on 0161 234 0777



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