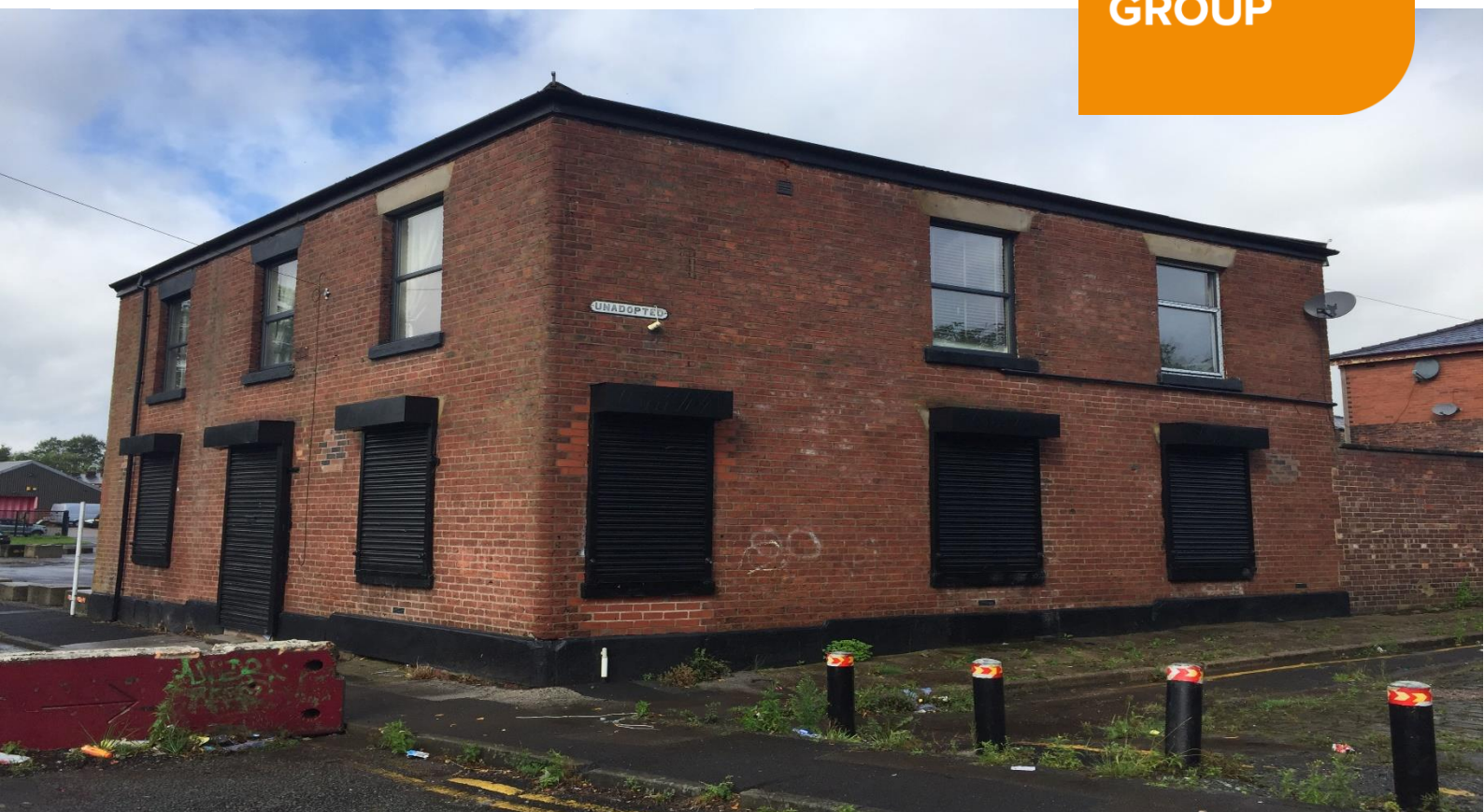


# For Sale

Upon the instructions of the Joint Receivers

**LANDWOOD  
GROUP**



**21 Church Street East, Radcliffe, Manchester, M26 2PG**

## Mixed Use – Commercial / Residential

- Ground Floor commercial unit, suitable for a variety of uses
- Recently refurbished first floor two bedroom flat
- Close to local amenities and Metrolink
- Available with vacant possession

**Landwood Group,**  
South Central,  
11 Peter Street,  
Manchester, M2 5QR

T: 0161 710 2010  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### CONTACT

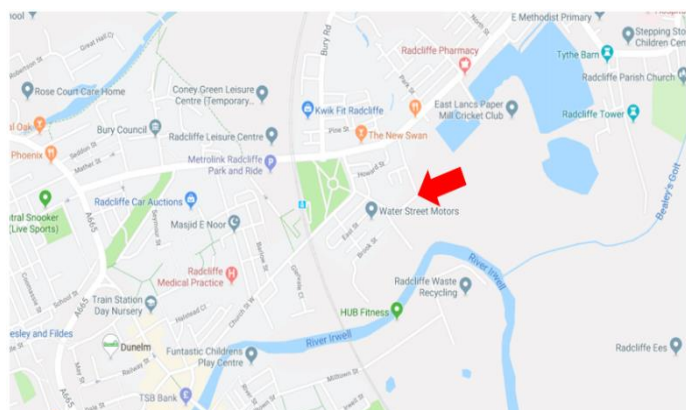
**Charlotte Haynes**  
0161 710 2010  
[charlotte.haynes@landwoodgroup.com](mailto:charlotte.haynes@landwoodgroup.com)

## Location

The property is located in the town centre of Radcliffe, Greater Manchester.

The town has excellent road links into and around Manchester, with the city centre being only 7 miles to the south. Radcliffe Metrolink is a 5 minute walk from the property and provides services to Bury and Altrincham via the city centre.

The immediate vicinity comprises a range of local amenities, schools and parks. Radcliffe town centre is a short walk from the property



## Description

The A two storey property comprising a former pharmacy to the ground floor, with a two bedroom flat to the first floor. The property is constructed with brick elevations, beneath a pitched slate roof and incorporates uPVC double glazed windows, which are secured by electric steel roller shutters to the ground floor.

The property is well presented internally, with the first floor having been recently refurbished to a high standard.

The property would suit a variety of uses.

## Accommodation

The property briefly comprises a main office, small office, w/c and storerooms to the ground floor. This is fitted with carpet covered floors, plastered and painted walls and suspended ceiling tiles with recessed lighting.

The first floor provides a large kitchen/lounge with good quality fitted kitchen, two double bedrooms and a family bathroom with a four piece modern suite. Floors are predominantly carpet covered and the walls are plastered and painted.

The Net Internal Areas are as follows;

Accommodation	Sq.M	Sq.Ft
Ground floor	127.46	1,372
First floor	100.71	1,084
<b>Total</b>	<b>228.17</b>	<b>2,456</b>

The property also benefits from a cellar.

## Tenure Information

The premises are held under a long leasehold title for a period of 999 years from 1865, under title number GM886109. The ground rent is £15 per annum.

## Tenancies

Available with vacant possession.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

£150,000.

## EPC

This property has an EPC rating of E.

## Business Rates / Council Tax

The ground floor of the property has a rateable value of £10,500 under the 2017 rating assessment. The flat falls under council tax band A.

## Viewings

Strictly by appointment.

**To access the property by car, please follow Rectory Lane which leads to Church Street East.**

**Date of particulars: April 2020**



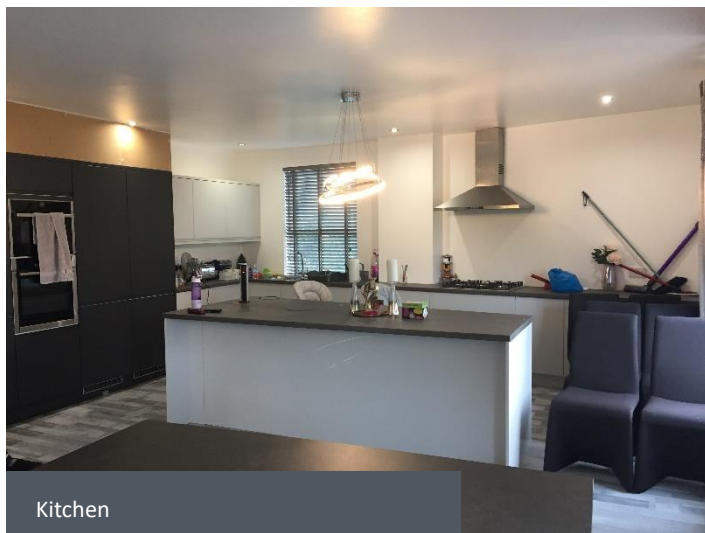
Front and Side Elevation



Main Office



Small Office



Kitchen



Living Room



Master Bedroom