



LONSDALE ST. | NEWTON HEATH | MANCHESTER | M40 2TF



2,500 sq ft (442 sq m)

PROMINENT GARAGE PREMISES  
WITH SECURE YARD & PARKING

FOR SALE



## DESCRIPTION

The property comprises a traditional brick built garage in 3 main areas comprising the main workshop with adjacent Reception/Trade Counter and a smaller workshop previously used as a Tyre Bay.

The main workshop and Tyre Bay have pitched light steel trussed roofs and the reception has a flat decked roof.

Externally there is a surfaced customer car park and to the rear there is a storage yard.

The property is fully alarmed and very secure.

## LOCATION

The property is prominently located on Lonsdale St, just off Oldham Rd (A62) in Newton Heath opposite Farmfoods and next to Wynsors World of Shoes.

## SERVICES

We understand that all mains services are connected.

## FLOOR AREA

Measured on a gross internal basis the property extends to a gross internal floor area as follows:-

Single Storey Workshop 2,500 sq ft

**Total 2,500 sq ft**

## RATES

We understand that the property is rated in the latest Rating List as "Workshop and Premises" and has a Rateable Value of £5,300.00 in the current Rating List

The premises qualify for SMALL BUSINESS RATING RELIEF and we believe therefore that NO RATES ARE PAYABLE. Further enquiries should be directed to the Commercial Rating Team of Manchester City Council.

## TERMS OF DISPOSAL

The property is offered For Sale at OFFERS IN THE REGION OF £245,000.

## VIEWING

By prior appointment with the sole agents:  
Haughton Warburton & Co: 0161 839 0080.

Details Prepared: October 2019



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