

FOR SALE



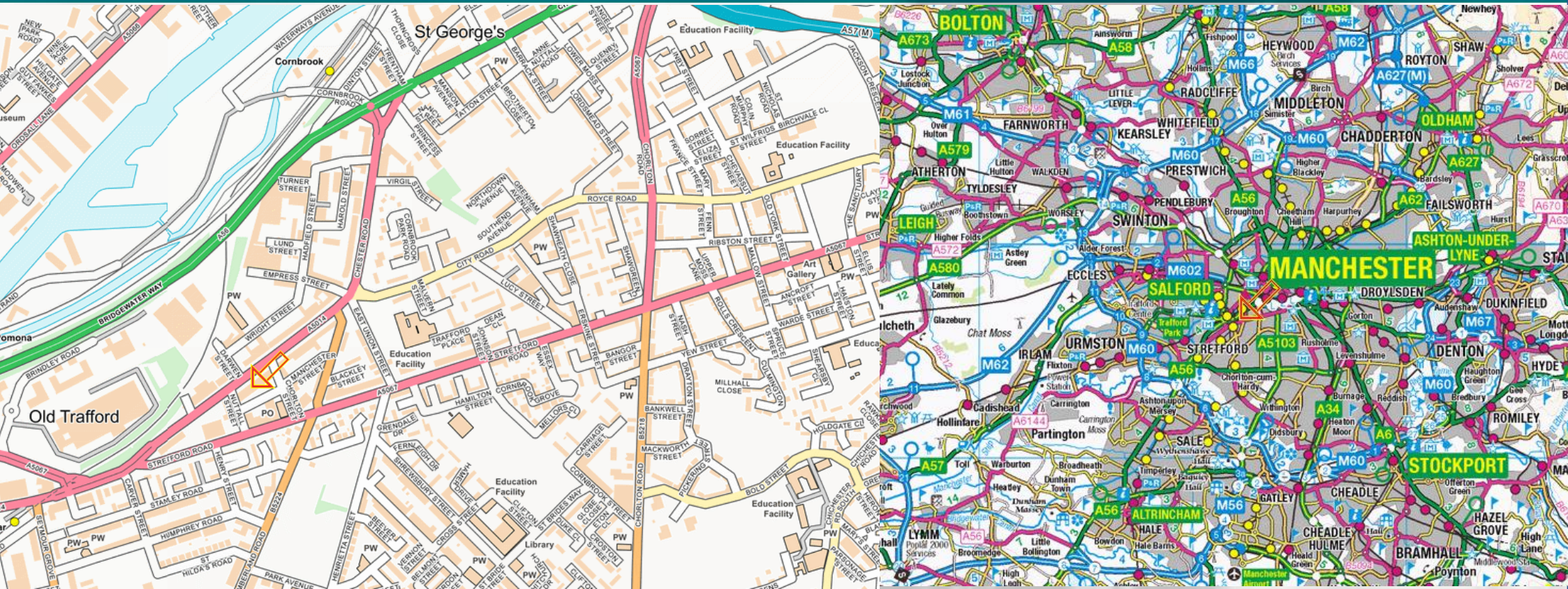
Two Adjoining Office Premises

Available as a Pair or Individually
From 2,309sqft To 4,748sqft

- Car Park to the rear providing 6 car spaces (3 per property)
- May suit residential conversion subject to planning
- Fast improving location
- Area of redevelopment
- Trafford Bar Metrolink approx. 500m to the west
- Manchester City Centre approx. 1 mile north east

489 & 491 CHESTER ROAD, OLD TRAFFORD, MANCHESTER M16 9HF

0161 833 9797 www.wtgunson.co.uk



LOCATION

The properties are located on the south side of Chester Road (A5014) between the junctions of Nuttall Street and Chorlton Street in Old Trafford, Manchester. Bridgewater Way (A56) is within close proximity and provides easy access into Manchester City Centre with approx. 1 mile north east and to Junction 7 of the M60 motorway approx. 3 miles south west. Trafford Bar Metrolink Station is less that 0.5 mile to the west.



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DESCRIPTION - 489 Chester Road

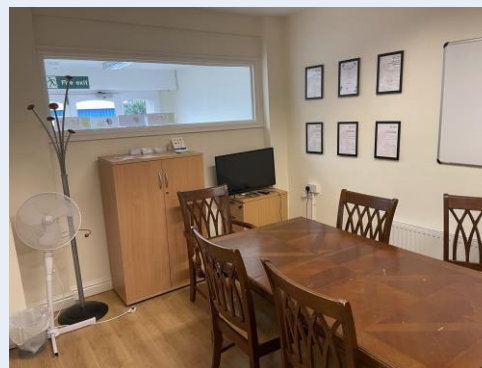
The property comprises a mid terraced office premises of brick construction beneath a pitched slate roof. Internally, the property provides good quality office accommodation over ground, first and second floor plus a converted basement. The fit out includes a mix of laminate and carpeted flooring, suspended ceilings incorporating Cat II lighting, perimeter trunking and gas central heating.

Externally, there is a shared car park with 491 Chester Road and three allocated car spaces to this property.

ACCOMMODATION

As measured on a net internal basis the areas are as follows:-

Ground Floor	79.71m ²	(858 sq ft)
First Floor	67.82m ²	(730 sq ft)
Second Floor	28.98m ²	(312 sq ft)
Basement	50.07m ²	(539 sq ft)
Total	226.58m²	(2,439 sq ft)



DESCRIPTION - 491 Chester Road

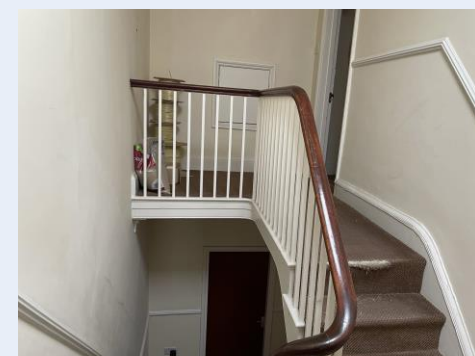
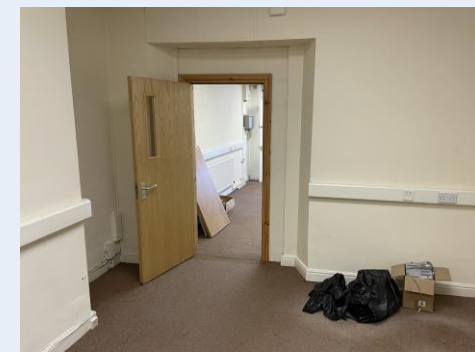
The property comprises a mid terraced office premises of brick construction beneath a pitched slate roof. The accommodation is generally cellular in layout and arranged over ground, first and second floor plus basement storage. Generally, the interior décor is dated and worn/tired and in need of refurbishment.

Externally, the car park is shared with 489 Chester Road with three allocated car spaces.

ACCOMMODATION

As measured on a net internal basis the areas are as follows:-

Ground Floor	67.63m ²	(728 sq ft)
First Floor	68.84m ²	(741 sq ft)
Second Floor	28.52m ²	(307 sq ft)
Basement	49.52m ²	(533 sq ft)
Total	214.51m²	(2,309 sq ft)



PURCHASE PRICE

The properties are available for sale at purchase prices as follows:-

489 Chester Road
£390,000

491 Chester Road
£325,000

Or combined at offers in the region of **£715,000**

TENURE

We understand the properties are held long leasehold for a term of 984 years from April 1850.

BUSINESS RATES

Both properties are currently assessed as various small office rooms and suites under small business rates and they will require reassessment for a new occupier.

EPCs

Copies of EPCs are available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents for the attention of:

Neale Sayle

(neale.sayle@wtgunson.co.uk)

Matt Styles

(matthew.styles@wtgunson.co.uk)

Tel: 0161 833 9797



Date of Preparation: September 2023