

37 – 37A CROSS LANE, RADCLIFFE, MANCHESTER, M26 2QZ



FOR SALE

FREEHOLD RETAIL/RESIDENTIAL INVESTMENT OPPORTUNITY

- Ground floor let to Coral at £4,826 per annum.
- 10 year lease from 15 December 2003, subject to tenants break option.
- First floor flat, producing a gross monthly income of £375.00.
- Long established as a bookmakers in a “high density chimney pot” location, on a busy arterial road (A6053).

Offers are invited for the benefit of the Freehold interest. All enquiries to Jonathan Brownlow on 0161 839 6409, or jdb@wignallbrownlow.co.uk.

SUBJECT TO CONTRACT

DECEMBER 2009