

## Commercial

**Engineering Works 307 Manchester Road West,  
Little Hulton, Greater Manchester M38 9XH**

**\*GUIDE PRICE:**

**£300,000** (plus fees)

**1,273 sq m (13,700 sq ft) Industrial premises & offices on site  
area of approx 0.26 hectares (0.648 acres). Potential  
development subject to planning. Part let £22,740pa income.**

Prominent road frontage inter connecting workshop, warehouse building and office accommodation that would be suited to sub division into smaller units, storage or other roadside retail uses subject to consent. Alternatively, the site could be considered for residential development subject to planning permission. The site is well located half a mile from junction 4 of the M61. Part let with current income £22,740. We are advised occupation is by a monthly notice lease.



**Tenure:** See Legal Pack

**Local Authority:** Salford City Council

**Energy Performance Certificate (EPC):** Current Rating E

### Additional Fees

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.