



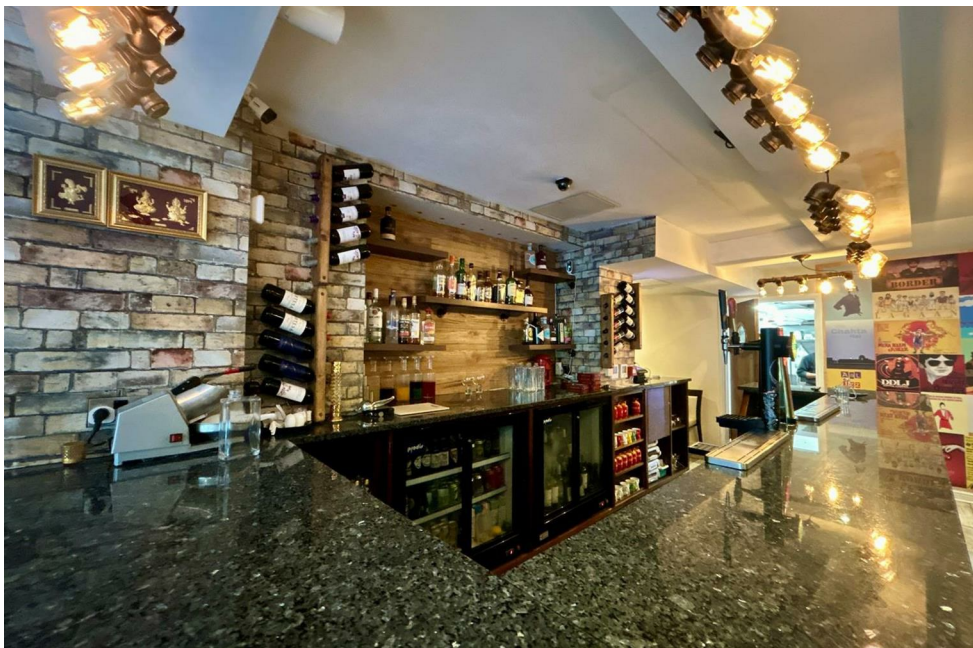
BOMBAY 2 MUMBAI

FIR ROAD PHARMACY

10 Fir Road
Bramhall SK7 2NP
Asking Price £550,000

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10 Fir Road Bramhall SK7 2NP

Asking Price £550,000

A FREEHOLD Investment Opportunity fully Let (Long Established Restaurant Tenant).

Situated on a busy parade, this unit offers an excellent investment opportunity. It would ideally suit a buyer with a private pension who could then receive rent "tax free" into the pension. Fir Road lies off Bramhall Lane South (A5102) and the property lies on the right hand side just a short distance along.

The premises are built of brick under a pitched roof. The unit has an aluminium shop front with two access doors. Internally the accommodation is over two floors with both an internal staircase and fire escape stairs from the first floor.

Bramhall Village and surrounding area is regarded as one of the best places to reside in South Manchester, where prices historically have always been strong, and demand high. This is a rare opportunity not to be missed.

- Investment opportunity
- Good Annual Income
- Two Storey Premises
- Present Use (Restaurant)
- Business not affected on purchase

Tenure: Freehold
Council Tax: SMBC

Double Fronted Unit
27'8" x 38'3" plus 14'1" x 8'5"
Store Room 6'8" x 4'10"
Disabled Toilets
Preparation Area 4'10" x 10'6"
Inset Lighting

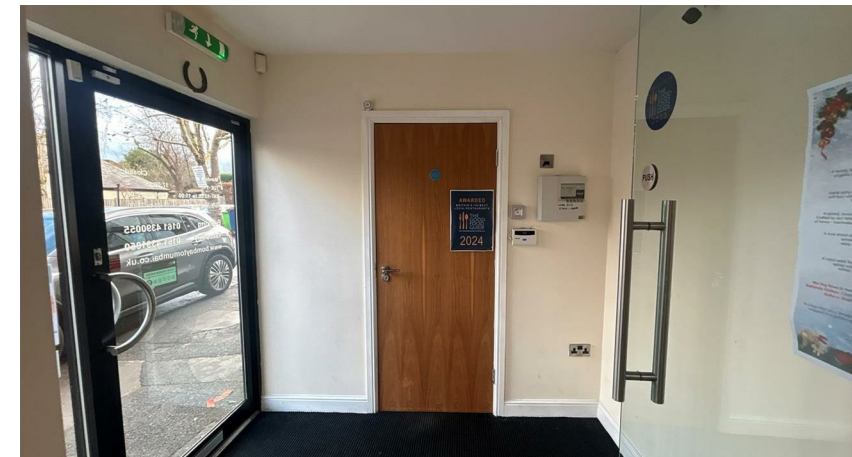
Kitchen
21'4" x 20'7"

Ground Floor Area
1698 sq.ft. approx
157.75 sq.m.

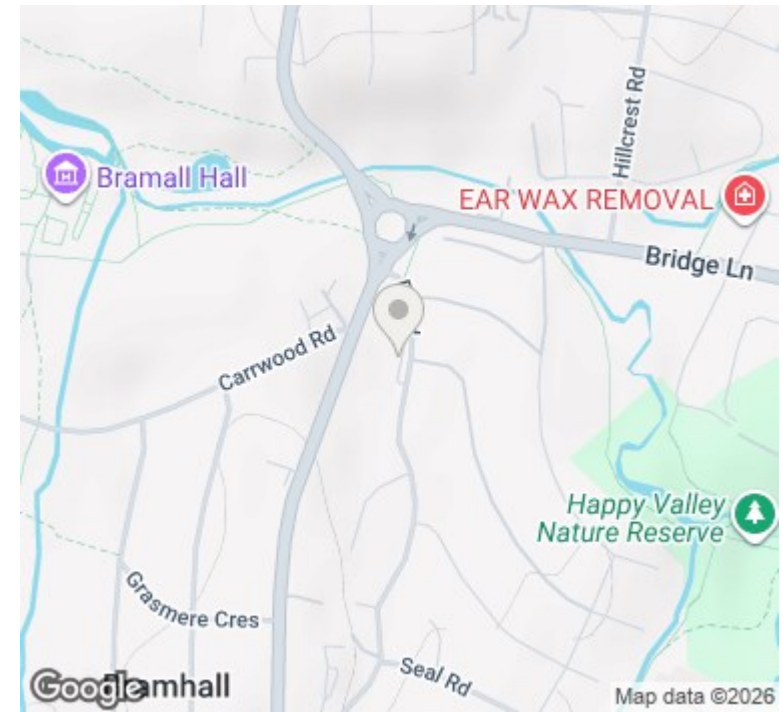
Landing

Floor Area
42'4" x 19'2"
810 sq.ft. approx (75.25 sq.m.)
Mainly used for Functions
Inset Lighting, Ceiling Heater Unit
Store Cupboard
Gents Toilets
Ladies Toilets
Fire Escape door to Stairs

Lease Details
Residue of a 15 year lease
Next Rent Review June 2027
Present Rent £35,750 per annum
Current Rateable Value £17,750



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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