

**S. Kershaw & Sons**

**Chartered Surveyors**

ESTABLISHED 1845

VALUERS & ESTATE AGENTS

**TO LET ON SPECIAL CONCESSIONARY PAYMENT**



**44 MERSEYBANK AVENUE  
CHORLTON  
MANCHESTER**

**DESCRIPTION:**

This is a double fronted sales shop with metal shutters and living accommodation above, being part of a large parade of shops, surrounded by dwelling-houses. The parade includes a Local Authority Housing Office, Library, Chemist, Hardware Store, Post Office and a Newsagents. The property is brick built with a tiled roof.

**SITUATION:**

The property is located in the residential suburb of Chorlton, being situate on the westerly side of Merseybank Avenue, which is off Maitland Avenue, off Barlow Moor Road, opposite the Manchester Southern Cemetery. The property is approximately five miles south of Manchester City Centre.

48/50 Chapel Street  
Manchester M3 1RJ  
Telephone 0161 834 1191  
Fax: 0161 831 7395

**SKs**

15 Hornby Street  
Heywood, Lancs OL10 1AA  
Telephone 01706 369141 (24hrs)  
& 01706 360839  
Fax: 01706 625894

**ACCOMMODATION:**

GROUND FLOOR

Sales Shop: (18'10" x 15'3"). With two display windows and a recess centre porch.

Rear Preparation Room: (9'5" x 9'4") with a stainless steel sink unit.

Off is a toilet.

Rear Kitchen: (6'7" x 10'1").

FIRST FLOOR

Kitchen: (7'5" x 8'3") with a double drainer stainless steel sink unit.

Front Lounge: (14'0" x 11'8").

Rear Bedroom: (11'8" x 14'2")

Bathroom/W.C.: With a three piece suite comprising of pedestal wash basin, a panelled bath and a low down w.c. The walls are half tiled. An airing cupboard.

Grounds: There is an open area at the rear with a coal shed and a store.

SERVICES: Gas, electricity, mains water and drainage.

ASSESSMENTS: Rateable Value - £2,800  
Council Tax Band B

TERM: Six Months

PAYMENT: One Payment of £1,000

VIEWINGS: By arrangement with our Manchester or Heywood Office.

**'SUBJECT TO CONTRACT'**

DETAILS AMENDED 20.02.03 HP424/DW/TM

S. KERSHAW AND SONS HAS NOT TESTED ANY OF THE APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND CANNOT VERIFY WHETHER THEY ARE IN WORKING ORDER. THE LESSEE IS ADVISED TO OBTAIN VERIFICATION FROM QUALIFIED PERSONNEL.

S Kershaw and Sons on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that :- 1. The particulars are a general outline of the property only for the guidance of intended Buyers or Lessors and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility any may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.