



**321 LIVERPOOL ROAD, CADISHEAD,  
MANCHESTER, M44 5DS**

- **Excellent location just off the main A57 with easy access to M6, M62, and M60**
- **Total site area of 0.7 acres with concreted yard and ancillary building with good road frontage**
- **For sale freehold with full vacant possession**

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



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## LOCATION

The site is very well located just off the main A57 Liverpool Road at Cadishead adjacent to the Manchester Ship Canal . It is close to the commercial centres of Irlam and Barton Moss and will be very convenient for the massive Port Salford development planned by Peel Holdings just to the south of junction 11 of the M60 .

## DESCRIPTION

The site has a prominent frontage to Liverpool Road . It is contained by a six foot solid wall of brick construction with two palisade access gates and a small two storey brick building with direct road frontage suitable for some form of sales showroom operation.

The yard is a mix of concrete and tarmac and extends to approximately 0.7 acres and will require re-fencing along the side and rear boundaries.

## FLOOR AREAS

Ground Floor Showroom/Customer Area	1,271	sq ft
First Floor Ancillary	1,184	sq ft
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Total	2,455	sq ft

## TENURE

Freehold with full vacant possession

## TERMS

Offers invited in excess of £100,000 subject to contract

## VAT

VAT will be chargeable on the purchase price at the prevailing rate

## ENVIRONMENTAL REPORT

The property will be sold with the benefit of a desk top environmental report on which the purchaser can rely

## LEGAL COSTS

Each party to be responsible for their own legal and other costs in any transaction

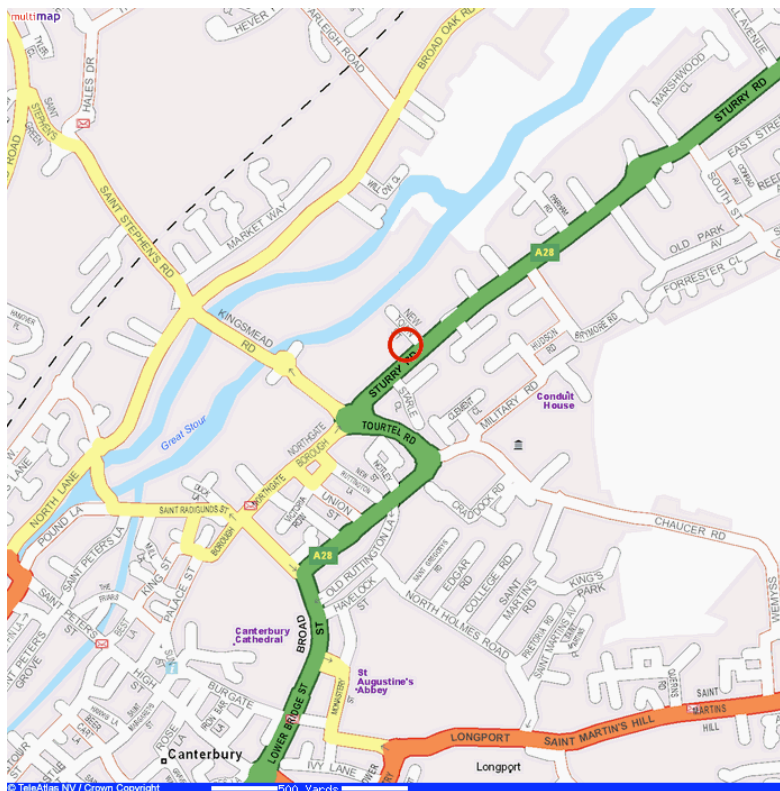
## VIEWING AND FURTHER INFORMATION

Please contact :

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## LOCATION PLAN



### Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.



**SITE PLAN**



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