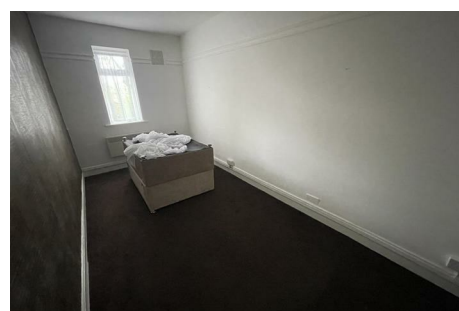
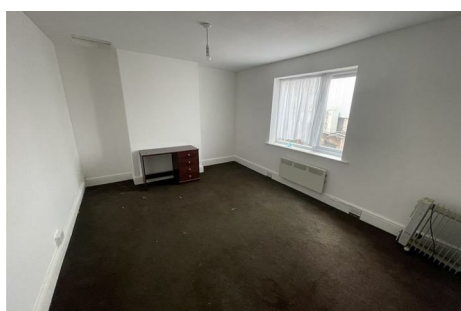




81 Princess Road

Urmston, Manchester, M41 5SQ

COMMERCIAL & RESIDENTIAL INVESTMENT OPPORTUNITY Park Lane Estate Agents are pleased to offer For Sale these well-presented and fully tenanted residential and commercial properties on Princess Road in Urmston. The first-floor residential apartment is a spacious and well-presented two-bedroom apartment with a tenant paying £900.00 Per Calendar Month. The commercial premises boasts a successful and highly regarded business tenant, paying £1,000.00 Per Calendar Month. The current gross yield is 8.44%, with the ability to increase in 2027. Both premises are uPVC double-glazed throughout. The internal accommodation of the first-floor apartment consists of a ground-floor entrance hallway, stairs to the first-floor landing, master bedroom, lounge, second bedroom, kitchen, separate W.C. and bathroom. The internal accommodation of the ground-floor commercial premises consists of an initial sales showroom to the front with a bespoke fitting studio to the rear and a secure and segregated storeroom. Contact us now to arrange your viewing!

Offers In The Region Of £270,000

81 Princess Road

Urmston, Manchester, M41 5SQ

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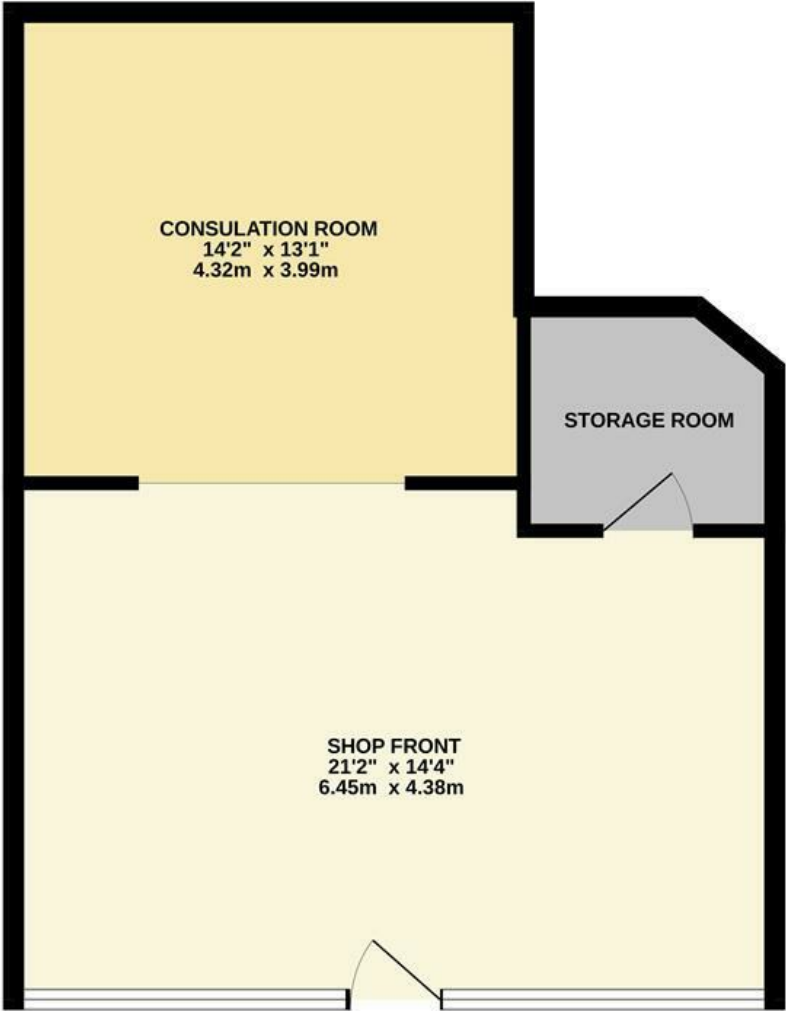


Directions



Floor Plan

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



GROUND FLOOR COMMERCIAL PREMISES
TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
	(81-91) B			(91-91) B	
	(69-80) C			(81-90) 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		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			