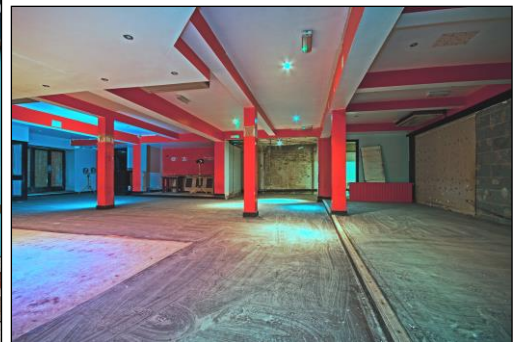
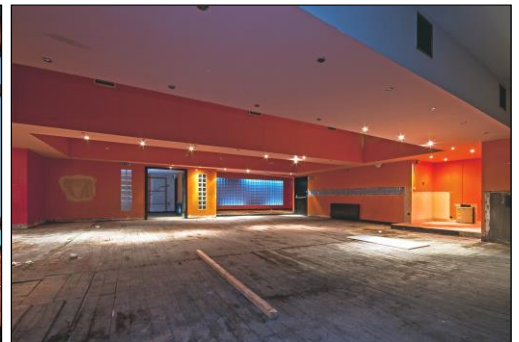


**21 Fletcher Street
Stockport
SK1 1DY**

For Sale

£250,000 subject to contract



541.3 sq.m (5,827 sq.ft) approx.

**Two storey former nightclub/wine bar property –
may suit conversion/other uses (subject to Planning
Permission)**

- Ground floor area of 272.4 sq.m (2,933 sq.ft)
- Refurbishment/conversion opportunity
- Attractive facade with features
- 3 stairways serving the first floor
- Within walking distance of Stockport's rail station, bus station and prime retail areas
- Recent major investment in Stockport town centre
- A short walk from Stockport's historic Market Place
- M60 motorway within 5 minutes' drive

Location

The property is located on Fletcher Street, just off St Petersgate in Stockport town centre, within a short walk of Stockport's historic Market Place and prime retail areas. The property is within walking distance of Stockport's mainline rail station and bus station and within 5 minutes' drive of the M60 motorway. Stockport town centre has benefited from substantial recent investment, including improvements to the road network and development schemes such as Stockport Exchange and the Redrock leisure and retail scheme, where occupiers include The Light Cinema, Zizzi and Pizza Express. Other occupiers in the town centre include Holiday Inn Express, Travelodge, Debenhams, Primark, amongst many other retailers. Manchester International Airport is within 15 minutes' drive. (SatNav: SK1 1DY)

Description

A two storey, former nightclub/wine bar property with attractive facade to the front and rendered brickwork to the rear and a pitched roof with a tiled roof covering. The property is in a very basic form/condition and provides scope for a refurbishment/conversion scheme (subject to any necessary Planning Permissions/Building Regulations approvals).

Ground Floor

272.4 sq.m (2,933 sq.ft) gross internal area approx., with 3 stairways serving the first floor.

First Floor

268.9 sq.m (2,894 sq.ft) gross internal area approx., providing mainly clear span space with separate toilet areas.

Car Parking

There are a number of 'Pay & Display' car parking facilities nearby.

Security

There are a number of security shutters fitted to the doors.

Services

Available services include, electricity, gas, water and drainage (details to be confirmed).

Energy Performance

Energy Performance Asset Rating C. EPC available on request.

Rateable Assessment

Rateable Value: £0 – as property undergoing works.

Business Rates Payable 2018/19: £0 – as property undergoing works.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Note: Buckley Commercial for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Buckley Commercial has any authority to make representations or give any warranties in relation to this property.

Planning Permission

On 17th August 1995 retrospective Planning Permission was granted for 'continued use of nightclub' – Planning reference No. J/62872.

Tenure

Long leasehold. 999 years from 25th March 1876 at a nominal ground rent.

Purchase Price

£250,000, subject to contract.

Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH

Email: enquiries@buckleycommercial.co.uk

www.buckleycommercial.co.uk

Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



(PA3144OFF-12/09/18-Draft.3)