

**95 Stockport Road  
Cheadle Heath  
Stockport, SK3 0JG**

**For Sale**  
**£250,000 subject to contract**  
**(Business unaffected)**



**180 sq.m (1,941 sq.ft)**

**Well maintained, 3 storey, part income producing, retail and residential investment property with a spacious self-contained 2 bed/2 bath flat, car parking for the retail premises and additional basement area of 43.5 sq.m (468 sq.ft)**

- Ground floor/basement retail premises let on a 10 year FRI lease generating an income of £10,750 per annum exclusive
- Separate gas fired central heating installations to the flat and ground floor premises
- Recently refurbished 2 bed flat including internal redecoration, new floor coverings and refitted kitchen and bathroom
- Recent works to create self-contained flat, in accordance with requirements of Building Regulations
- UPVC double glazed window units
- Car parking/yard to the rear
- Junctions 1 & 2 of the M60 motorway within a few minutes' drive
- Stockport town centre within a few minutes' drive
- Manchester International Airport within 15/20 minutes' drive

## Location

The property is very prominently located on the corner of Stockport Road and Sussex Road in Cheadle Heath, within a few minutes' drive of junctions 1 & 2 of the M60 motorway and within walking distance of the large Morrisons store, B & M Home Store, Aldi, Vets4Pets, dentist, doctors surgery and Go Outdoors. Stockport town centre is within 5 minutes' drive and benefits from a mainline rail station and motorway connection (M60). Stockport has benefitted from substantial recent investment, including improvements to the road network and development schemes such as Stockport Exchange at the rail station and Redrock leisure and retail scheme and occupiers in the town centre now include The Light Cinema, Zizzi, Pizza Express, Holiday Inn Express, Debenhams, Travelodge and many others. (SatNav: SK3 0JG)

## Description

A substantial, well maintained, 3 storey retail and residential property with brickwork elevations and a pitched concrete tiled roof. To the rear there is a single storey extension of brickwork construction with a flat mineral felted roof. The flat has been recently refurbished and provides quality accommodation on two levels now accessed from a new independent external stairway.

### Ground Floor & Basement Retail Premises

Ground Floor: 108.9 sq.m (1,172 sq.ft) net internal area, including front sales area with security shutters to the shop front, rear sales area and rear garage/storage area with headroom of 2.87 m (9' 5") and access via 2 roller shutter doors providing openings of 4.09 m and 2.13 m (13' 5" and 7' 0") respectively.

Basement: 43.5 sq.m (468 sq.ft) net internal area, providing useful storage space and housing the services meters.

The retail premises are presently let to Coalwood Heating Centre Ltd (Company Number 06365742 – Incorporated 10/09/2007) on a new 10 year full repairing and insuring lease, commencing (tbc), subject to upward only rent reviews at 3 yearly intervals and a rent of £10,750 per annum exclusive. The tenant is responsible for internal and external repairs to the demised premises plus a proportional (33%) contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, etc. The tenant also makes a proportional (33%) contribution towards the cost of the annual buildings insurance premium for the property. The demised premises comprise the ground floor, basement, most of the rear yard area, the forecourt and the advertising hoarding on the side of the property.



### First & Second Floor Flat

External staircase to:

First Floor: 34.8 sq.m (375 sq.ft) net internal area, including a substantial lounge/living room 5m x 4.24m (16'5" x 14'3" max) and kitchen/dining room 4.19m x 3.22m (13'9" x 10'7") with newly fitted wall and base units and plumbing for a dishwasher or washing machine. In addition there is a spacious entrance hall and refitted bathroom with a bath, shower over bath, WC and wash basin.

Second Floor: 36.6 sq.m (394 sq.ft) net internal area, including double bedroom 1 - 5m x 4.65m (16'5" x 15'3") max and double bedroom 2 - 4.22m x 3.28 (13'10" x 10'9") with fitted units/wardrobes. In addition there is a bathroom with a bath, WC and wash basin and plumbing for a washing machine.



### Car Parking/Yard

To the rear/side of the property there is a surfaced car parking/yard area, capable of accommodating 3 cars, the majority of which is included in the letting of the ground floor/basement retail premises. A triangular area of the yard is allocated for use by the occupier of the flat, for refuse bins etc.

**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.

## Services

Available services include, gas, electricity, water and drainage. We are advised that there are sub-metered gas and electricity supplies to the flat, which are sub-metered off the main meters to the ground floor premises. The main meters and the electric sub-meter are located in the basement and the gas sub-meter to the flat is located under the sink in the flat. There is currently a single water supply serving both the ground floor and the flat, although, this is to be sub-metered shortly. The flat and the ground floor premises have separate gas fired central heating installations fitted and the retail area is heated by way of a log fired burner. There is a fire/smoke alarm system fitted at the property.

## Security

There are security shutters fitted to the shop front and the ground floor tenant operates a CCTV system at the property (to be confirmed).

## Energy Performance

Energy Performance Asset Rating D - 77. EPC available on request (for the whole property).

## Rateable Assessment

Rateable Value (Shop and Premises): £6,200

Business Rates Payable 2018/19: £2,976.00

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

**(100% Small Business Rate Relief available for qualifying tenants).**

NB. Council Tax will be payable in addition, by the occupier of the flat. (Band A - £1,226.64 – 2018/2019).



## Tenure

Freehold.

## Purchase Price

£250,000, subject to contract.

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## Viewings/Further Information

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

Email: [enquiries@buckleycommercial.co.uk](mailto:enquiries@buckleycommercial.co.uk)

[www.buckleycommercial.co.uk](http://www.buckleycommercial.co.uk)

## Possession

Possession of the flat will be available following completion of legal formalities, subject to agreement on specific dates between the parties. The ground floor and basement premises are subject to the existing tenancy.

## Important Note

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

## Location Map



(PA2916RET-05/02/19-Draft.3)