

Banks Garage, Off Stockport Road, Cheadle Heath, Stockport, SK3 0PR

For Sale

£240,000 subject to contract



180.5 sq.m (1,943 sq.ft)

Detached workshop and office within an enclosed and surfaced site of 1,289 sq.m (1,542 sq.yds/0.319 of an acre) approx.

- Planning Permission to erect an MOT garage which includes one Class 7 MOT bay and three vehicle maintenance bays (Car MOT Station not permitted under a restrictive covenant)
- Freehold Title
- 3 phase electricity
- Scope for redevelopment
- Suitable for a variety of uses (subject to Planning Permission)
- Junction 2 of the M60 motorway within a minutes' drive
- Stockport town centre/mainline rail station within 5 minutes' drive
- Cheadle village centre within a few minutes' drive
- Manchester International Airport within 10 minutes' drive

Location

The site is located off Stockport Road (A560) in Cheadle Heath, just off junction 2 of the M60 motorway and within 3 minutes' drive of the centre of Cheadle and within 5 minutes' drive of the centre of Stockport. Cheadle village provides local amenities, including shops, banks, Post Office, restaurants and more extensive retail facilities are available in Stockport town centre and along the A34 corridor, including John Lewis, David Lloyd Leisure, Sainsbury's and Parrswood Leisure Development. Manchester International Airport is within 10 minutes' drive. (SatNav: SK3 OPR).

Description

Two detached workshop buildings and a prefabricated office, within an enclosed and mainly concrete surfaced 'L' shaped site. The main workshop building is of steel portal frame construction with part pre-cast concrete panel and part corrugated sheet elevations and a corrugated sheet roof covering. The smaller workshop is of pre-cast concrete panel construction with a steel truss roof and a corrugated sheet roof covering. The office is of a basic prefabricated construction.

Workshop 1

138.1 sq.m (1,486 sq.ft) gross internal area, providing mainly clear span workshop space with fluorescent lighting, sink unit with electric water heater and a separate toilet cubical with a WC. Headroom 3.14 m (10'4"). Roller shutter loading door with a width of 4.7 m (15'5").

Workshop 2

30.2 sq.m (325 sq.ft) gross internal area, providing a clear workshop area. Headroom 1.96 m (6'5") to the underside of the roof truss.

Office

12.3 sq.m (132 sq.ft) gross internal area, providing a single office area.

Site Area

The property has an overall site area of 1,289 sq.m (1,542 sq.yds/0.319 of an acre) approx. which is mainly concrete surfaced and enclosed/fenced with mainly steel profiled sheeting.

Specialist Fittings & Equipment

The specialist fitting and equipment are not included in the sale and will be removed from the property.

Services

Available services include, 3 phase electricity, water and drainage.

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.

Energy Performance

Energy Performance Asset Rating (tba).

Rateable Assessment

Rateable Value: £9,900

Business Rates Payable 2018/19: £4,752.00

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

NB: You may qualify for 100% Small Business Rate Relief – please ask for details.

Tenure

Freehold.

The property is held in two titles as follows:

MAN255419 – comprising the front left hand section of yard of 476.5 sq.m (570 sq.yds) approx.

GM277079 – comprising the right hand former driveway and rear section of yard 812.9 sq.m (972 sq.yds) approx.

Purchase Price

£240,000, subject to contract.

VAT will be payable on Title MAN255419, comprising 30% of purchase price (to be confirmed).

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Planning Permission

Planning Permission has been granted for the construction of an MOT garage which includes one Class 7 MOT bay, 3 vehicle maintenance bays and solar panels to the roof – dated 19th July 2017 – Planning Application No. DC/065121. Under the Planning Permission, which has not yet been made effective, the hours of operation shall be limited to Monday to Friday 08.30 – 17.30 hours, Saturday 09.00 – 14.00 hours and closed Sundays and Bank Holidays. The development must be begun not later than the expiration of 3 years from 19th July 2017.

Restrictive Covenant

The site may not be used as a Car MOT Station due to a restrictive covenant. All other general mechanical car repair work is permitted e.g. servicing, tyres/exhaust replacements, commercial vehicle MOTs, etc. (to be confirmed).

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. The property will be cleared of any removable items, prior to completion of the sale.



Important Note

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

Location Map



(PA3157IND-06/02/19-Draft.1)

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