

## 117-123 Castle Street Edgeley, Stockport SK3 9AR

**For Sale (or ground floor To Let)**  
£525,000 subject to contract or  
£30,000 per annum exclusive  
(ground floor - may sub-divide)



**353.4 sq.m (3,804 sq.ft) approx. (may sub-divide)**  
**Substantial retail and residential property, comprising ground floor retail premises of 176.7 sq.m (1,902 sq.ft) with vacant possession and additional basement areas and 4 self-contained flats producing a rental income of £22,020 per annum**

- Independent gas fired central heating to the flats
- Well appointed flats with modern fittings
- UPVC double glazed window units to the flats
- Flats let on Assured Shorthold Tenancies
- Separately metered services
- Prominently located in Castle Street's busy retail centre
- Service car park/loading area to the rear
- Free short stay on road car parking to the front
- Public 'Pay & Display' car parking nearby
- Within 5 minutes' drive of the M60 motorway

## Location

The property is prominently located on Castle Street in Edgeley's busy retail centre where other occupiers include Co-operative Food, Boots, Home Bargains, Greggs and Lloyds Bank. Edgeley is a densely populated area, conveniently located close to Stockport town centre, Stockport's mainline rail station and junction 1 of the M60 motorway. Stockport has benefited from substantial recent investment including the development of Stockport Exchange and The Redrock leisure scheme, where occupiers include Holiday Inn Express, Zizzi, Pizza Express and The Light Cinema, as well as general improvements to the road network. Manchester International Airport is within 15/20 minutes' drive. (SatNav: SK3 9AR)

## Description

A mid-parade, two storey retail and residential property with brickwork elevations and a pitched slated roof. The property has benefited from substantial improvements and now provides four self-contained flats at first floor level, accessed from the rear and substantial ground floor retail premises with additional basement areas. The flats are well appointed, with modern fitted kitchens and bathrooms and UPVC double glazed window units.

## Ground Floor Retail Premises

Ground Floor: 176.7 sq.m (1,902 sq.ft) approx. net internal area, including main sales areas, kitchen area and ancillary store area. In addition there is a toilet cubicle with a WC.

Basement: 125 sq.m (1,346 sq.ft) approx. providing useful additional storage space.

## First Floor Flats

176.7 sq.m (1,902 sq.ft) approx. gross internal area, including 4 self-contained flats each comprising a lounge, kitchen/diner, double bedroom and bathroom.

The flats are presently let on Assured Shorthold Tenancies at rents ranging from £440 per month to £475 per month per flat, generating a total income from the flats of £22,020 per annum (to be confirmed). We are advised that a one month rental deposit is held by the Landlord, in respect of each tenancy.

## Car Parking

There is short stay on-road car parking to the front of the property and 'Pay & Display' and on-road car parking in the immediate vicinity. There is a service car park/loading area to the rear which is utilised by the shopkeepers and flat occupiers (details to be confirmed).

## Services

Available services include, gas, electricity, water and drainage. The four flats have independently metered electricity, gas and water supplies (to be confirmed) and each benefits from a gas fired central heating installation. The ground floor premises are separately metered for electricity, gas and water (to be confirmed) and have a gas fired central heating installation serving Nos.119-123.

## Energy Performance

Energy Performance Asset Rating D on the flats and E-112 on the retail premises. EPCs available on request.

## Rateable Assessment

Ground Floor Premises Rateable Value: £17,750

Business Rates Payable 2019/20: £8,715.25

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

Council Tax will be payable by the tenants of the flats.

## Tenure

We are advised that the property is freehold.

## Purchase Price

£525,000 subject to contract.

## Note

The ground floor retail and basement premises are offered to let on a new effectively full repairing and insuring lease, for a term to be agreed, subject to rent reviews at three yearly intervals and an initial rent of £30,000 per annum exclusive.

The tenant of the ground floor premises will be responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, buildings insurance, etc. (details to be confirmed). In the event of a letting, the incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## 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)

Please visit our [website](http://www.buckleycommercial.co.uk) to see additional photographs

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

## Possession

Available following completion of legal formalities, subject to the existing tenancies on the flats and 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



(PA3108RET -19/07/19-Draft.4)

**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.