

**15 School Lane
Heaton Chapel
Stockport, SK4 5DE**

For Sale

£179,950 Subject to Contract



117.8 sq.m (1,269 sq.ft)

Substantial retail and residential property over four floors with an attractive and established garden to the rear.

- Gas fired central heating installation
- Potential to create self-contained three bed living accommodation
- Mainly UPVC double glazed window units
- Re-roofed approximately 4 years ago
- Attractive internal features, including open spindle stairway serving 3 floors
- Located just off the A6 for frequent bus services
- Within 5 minutes' walk of Heaton Chapel rail station
- Conveniently located for the centres of both Stockport and Manchester
- Stockport town centre/M60 motorway within 5 minutes' drive
- Manchester International Airport within 20/25 minutes' drive

Location

The property is prominently located on School Lane, just off Wellington Road North (A6), in the centre of Heaton Chapel. Heaton Chapel is a popular residential area adjacent to Heaton Moor with its many restaurants and bars and is conveniently located for frequent bus services on the A6, rail services at Heaton Chapel rail station and is within 5 minutes' drive of Stockport town centre and the motorway network. Stockport itself has recently benefited from substantial investment, including improvements to the road network and developments such as Stockport Exchange and Redrock retail and leisure scheme. The property is conveniently located for Stockport town centre to the south and Manchester City Centre to the north and is within approximately 20/25 minutes' drive of Manchester International Airport. (SatNav: SK4 5DE).

Description

A substantial, mid-parade, retail and residential property over four floors and of brickwork construction with a pitched tiled roof (which we are advised was replaced approximately 4 years ago). The property offers scope for conversion to create a self-contained retail unit at ground floor and lower ground floor level and self-contained living accommodation over four levels (subject to any necessary consents). The property has attractive features, including an open spindle stairway which serves the ground, first and second floors.



Ground Floor

44.3 sq.m (477 sq.ft) net internal area, including sales area with maximum dimensions of 4.57 m (15' 0") by 4.55 m (14' 11"), with steps to staff/store area and rear office/store/potential dining/kitchen.

First Floor

34.2 sq.m (368 sq.ft) net internal area overall, including lounge (front) bedroom 1 (rear). In addition there is a landing area.

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.



Second Floor

20.3 sq.m (219 sq.ft) net internal area, including bedroom 2 and office/potential bedroom 3. In addition, there is a bathroom with a WC, wash basin and bath with shower over and a landing area with scope to create a storage cupboard.



Lower Ground Floor

19.0 sq.m (205 sq.ft) net internal area, including kitchen/store area with sink unit and door to rear. In addition, there is a lobby area and toilet with WC and wash basin.

Car Parking

There is on road car parking available nearby.

Garden

To the rear of the property there is an attractive and well established garden area.

Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation, with radiators to the main areas.

Energy Performance

Energy Performance Asset Rating E-102. EPC available on request.



Rateable Assessment

Rateable Value: (Ground Floor) £3,200

Business Rates Payable 2019/20: £1,571.20

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

Council Tax will be payable in addition in respect of the living accommodation.

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



Viewings/Further Information

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



Tenure

Freehold.

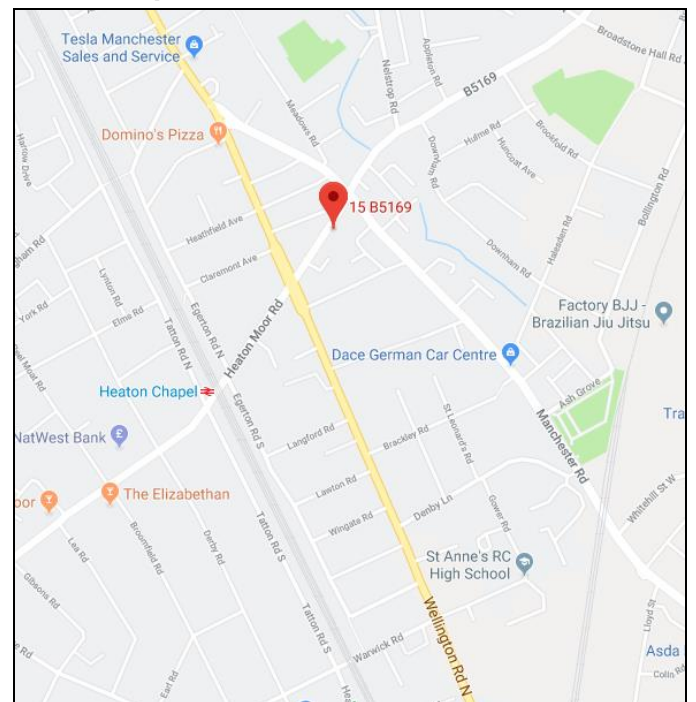
Purchase Price

£179,950, subject to contract.

Legal Costs

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

Location Map



(PA3223RET - 29/07/19-No.2)

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