

## 2a Birchfield Road Cheadle Heath Stockport, SK3 0SY

**For Sale**

**£195,000 subject to contract**



**125.5 sq.m (1,351 sq.ft)**

**Single storey car repair workshop property with offices, additional mezzanine area of 17.4 sq.m (187 sq.ft) and enclosed yard of 243.3 sq.m (291 sq.yds), with an overall site area of 389.7 sq.m (466 sq.yds) (may suit alternative uses or residential redevelopment, subject to Planning Permission)**

- Roller shutter access
- UPVC double glazed window units to the offices
- 3 phase electricity
- 2 post ramp
- Enclosed and surfaced yard area
- Cheadle village and Stockport town centre within 5 minutes' drive
- Junction 2 of M60 motorway within 1 minute's drive
- Manchester International Airport within 10 minutes' drive
- Potential for alternative uses or residential redevelopment, subject to Planning Permission. overall site area 389.7 sq.m (466 sq.yds)

## Location

The property is located on Birchfield Road, just off Stockport Road in Cheadle Heath, between junctions 1 and 2 of the M60 motorway. The property adjoins local shops in the centre of Cheadle Heath and more extensive shopping, banking and restaurant facilities are available in the centres of Cheadle and Stockport, both of which are within 5 minutes' drive. There are also extensive retail and leisure facilities along the A34 corridor, including John Lewis, David Lloyd Leisure and Sainsbury's. Stockport benefits from a mainline rail link and Manchester International Airport is within approximately 10 minutes' drive. (SatNav: SK3 OSY)

## Description

A mainly single storey car repair workshop property with part rendered brickwork elevations and a profiled metal sheet roof covering. The offices benefit from UPVC double glazed window units. To the front of the property there is a surfaced and enclosed yard area.

## Ground Floor

125.5 sq.m (1,351 sq.ft) gross internal area, including office 1, lobby, office 2, office 3 and main industrial/warehouse area with access via a motorised roller shutter loading door providing an opening of 2.72 m (8' 11") and sink unit with electric water heater.



## Mezzanine Floor

17.4 sq.m (187 sq.ft) gross internal area, including store area, stairwell and partitioned toilet area with WC, wash basin and electric water heater. In addition there is a further raised storage area.

## Car Parking/Yard

To the front of the property there is a part covered, surfaced yard/car parking area, which is enclosed with brickwork walling and steel railings and provides an area of 243.3 sq.m (2,619 sq.ft/291 sq.yds). The yard is capable of accommodating 12/15 cars. Overall site area 389.7 sq.m (466 sq.yds).

## Eaves Height/Headroom

Eaves height in the main bay 2.46 m minimum and 3.18 m maximum (8' 1" minimum and 10' 5" maximum) plus an area above the 2 post ramp with an increased headroom of 3.81 m (12' 6").

**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, 3 phase electricity, water and drainage.

## Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

## Rateable Assessment

Rateable Value: £2,075

Business Rates Payable 2019/20: £1,018.83

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

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

## Tenure

Freehold.

## Purchase Price

£195,000 subject to contract.

## Viewings/Further Information

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

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## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties involved (details to be confirmed).

## Important Note

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

## Location Map



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