



397 Manchester Road, Stockport, SK4 5DH

Prominent Investment & Development Opportunity

Summary

Tenure	For Sale
Available Size	2,135 sq ft / 198.35 sq m
Price	Offers in excess of £330,000 The entire property is available at an asking price of £330,000 plus VAT.
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

Key Points

- Prime Position fronting Manchester Road
- Includes Large Residential Flat
- Thriving Location
- Ground Floor Trading As Morrisons
- 10 Year Commercial Lease

Summary

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Business Rates	Upon Enquiry
VAT	Applicable. VAT applicable on this transaction.
BER Rating	Upon enquiry

Description

BEST & FINAL OFFERS BY 12 NOON FRIDAY 10 MAY 2024 (See page 4 of the Brochure for Tender information).

We are delighted to offer for sale a substantial primely located roadside, convenience store investment, with residential refurbishment opportunity.

The ground floor is currently let to Alliance Property Holdings Limited trading as Morrisons.

The residential element comprises its own entrance door on Abney Road and provides substantial first floor accommodation that is in need of refurbishment, potentially as a large single flat or multi-occupancy STP.

There is a small yard for loading at the rear.

The property offers an excellent "Value Add" opportunity. The commercial element rent is just £7.50 psf overall and clearly there is obvious rental growth at rent review, which we understand is in 2029. The first floor provides a residential development opportunity and benefits from immediate vacant possession.

Location

A substantial corner property that is situated at the junction of Manchester Road and Abney Road within Heaton Chapel Village Centre.

Heaton Chapel is a popular residential area 2 miles to the north of Stockport Town Centre.

Local Authority

Stockport

Property Available From

27-Feb-2024

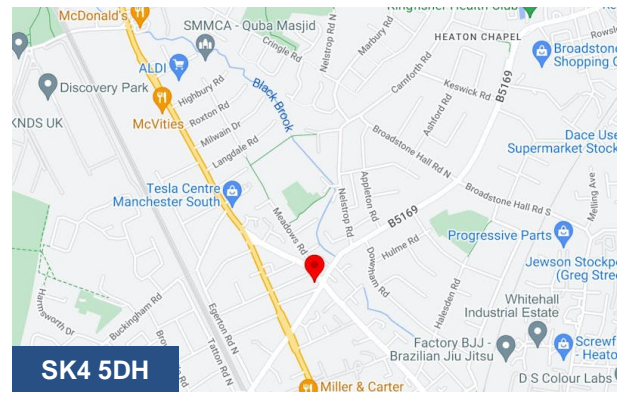
Tenancy Information

397 Manchester Road is let to Alliance Property Holdings Limited on a tenants effectively full repairing and insuring basis for a term of 10 years, with a rent review understood to be in 2029 and no breaks, at a current rent of £16,250 per annum.

2 Abney Road is large vacant residential flat that is in need of upgrading.

Asking Price

The entire property is available at an asking price of £330,000 plus VAT.



Viewing & Further Information



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