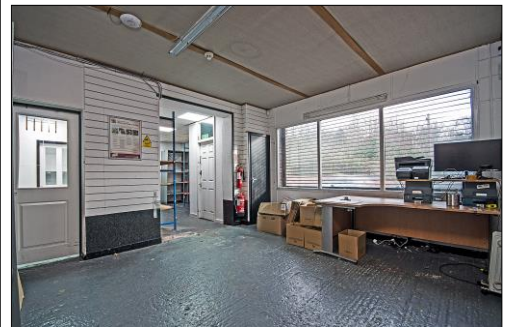
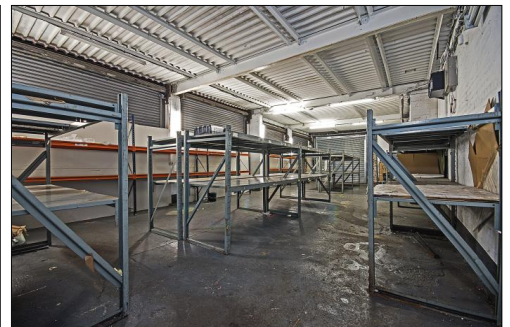


**171 Newbridge Lane  
Stockport  
SK1 2NX**

**For Sale**

**£550,000 subject to contract**



**225.1 sq.m (2,423 sq.ft)**

**Detached, industrial/ warehouse, showroom and office property, with generous car parking/yard and a site frontage in excess of 61 m (200 ft)**

- May suit motor trade repair/sales or other uses subject to Planning Permission
- Access via 5/6 loading doors
- 3 phase electricity and gas available
- Security alarm and shutters/grills/bars
- Showroom/trade counter area with display window and roller shutter over
- Generous forecourt car parking area and separate enclosed yard
- Prominently located off St Mary's Way (A626), just off junction 27 of M60 motorway
- M60 motorway within a minutes' drive
- Stockport town centre within a few minutes' drive
- Manchester Airport within 15 minutes' drive



## Location

The property is very prominently located on Newbridge Lane, just off St Mary's Way and within a minutes' drive of junction 27 of the M60 motorway. Stockport town centre is within a minutes' drive and provides extensive retail facilities, where occupiers include M&S Simply Food, TK Maxx, Argos, The Light Cinema, Zizzi, Pizza Express, Travelodge and Holiday Inn Express, amongst many others. Stockport has benefited from substantial recent investment including improvements to the road network and major developments in the town including the Redrock leisure and retail scheme and Stockport Exchange. Manchester Airport is within approximately 15 minutes' drive of the property. (SatNav: SK1 2NX)



## Description

A detached, single storey, industrial/warehouse, showroom and office property with brickwork elevations and a mineral felt roof covering, with generous forecourt car parking to the front and an enclosed yard to the side. There is potential to extend at the rear, subject to planning permission.



## The Building

225.4 sq.m (2,426 sq.ft) gross internal area, including office 1 with suspended ceiling and integral LED lighting and high level windows, office 2, office 3/store, toilet with WC, sink and electric water heater, toilet with WC and wash basin, showroom/trade counter area and main industrial/warehouse area with access via a number of roller shutter doors providing openings of 3.45 m (11' 4").

**Note:** Fairhurst Buckley 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 Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.



## Car Parking/Yard

There is generous forecourt car parking to the front and a separate enclosed yard to the left hand side.

## Headroom

3.58 m (11' 9") to the main industrial/warehouse area.

## Security

The property benefits from a security alarm and security shutters/grills/bars to the windows and doors.



## Services

Available services include, gas, 3 phase electricity, water and drainage. The property has LED lighting fitted in part.



## Energy Performance

Energy Performance Asset Rating E - 122. EPC available on request.



## Planning Permission

Under Full Planning Permission Number DC 026300 permission was granted for change of use to car sales and car repairs/MOT centre on 20<sup>th</sup> August 2007.

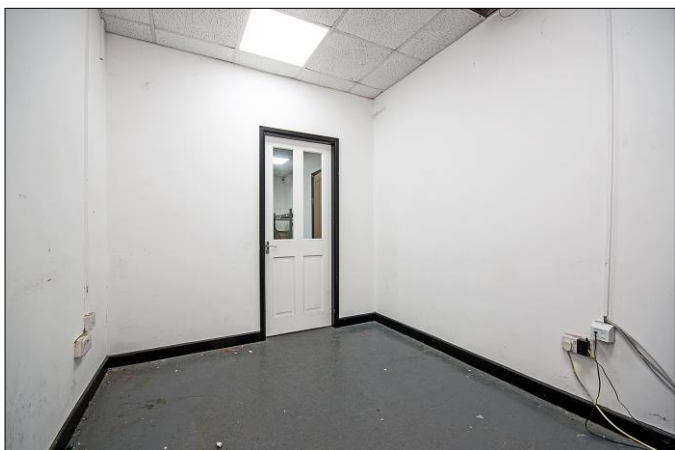
## Rateable Assessment

Rateable Value: £13,000

Business Rates Payable 2023/24: £6,487

**(NB: You may qualify for Business Rates Relief - please ask for details.)**

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



## Tenure

Freehold.

## Purchase Price

£550,000 subject to contract.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

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

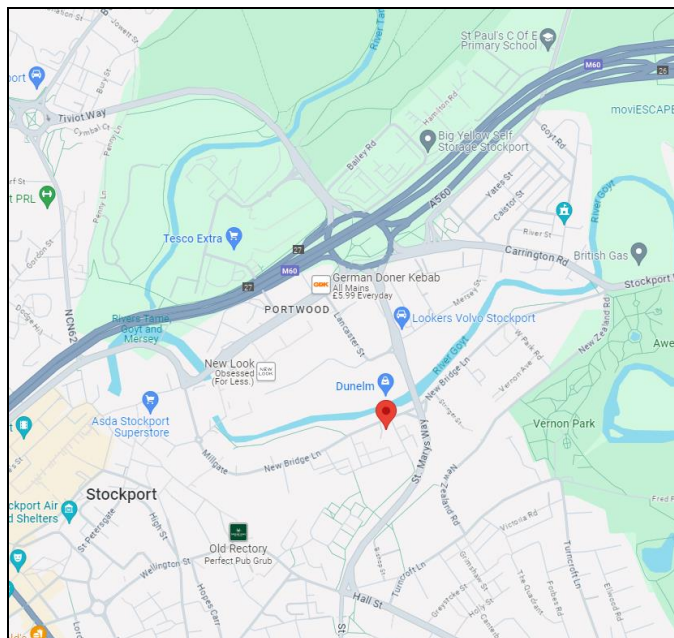
## Possession

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.

## Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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**(PA3579IND - 09/02/24-No.1)**

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