

**45 & 47 Mersey Square,
Stockport, SK1 1NU and 39
Daw Bank, Stockport, SK3 0EQ**

For Sale

£375,000 subject to contract



260.1 sq.m (2,800 sq.ft)

**Town centre retail and office investment property,
comprising two income producing retail units and a
vacant office/showroom property**

- Opposite the entrance to the new Stockport Transport Interchange and Merseyway Shopping Centre
- Current income £18,000 per annum exclusive
- Part vacant, offering scope for development and an uplift in rental income
- Of interest to investors/developers/owner occupiers
- Stockport has benefitted from major recent investment, which is ongoing
- Major development schemes include Redrock, STOK, Stockport Exchange, Stockport's Transport Interchange and Capital & Centric's Weir Mill
- Stockport's rail station within 5 minutes' walk
- M60 motorway within a few minutes' drive
- Manchester Airport within 15 minutes' drive

Location

The property is very prominently located, adjacent to the Plaza theatre, opposite the entrance to the new Stockport Transport Interchange and the Merseyway Shopping Centre in Stockport town centre. Stockport has benefitted from substantial recent investment, including improvements to the road network and major developments, such as Redrock, Stockport Exchange, STOK, Transport Interchange and Capital & Centric's Weir Mill, with more planned. Town centre occupiers include The Light Cinema, Holiday Inn Express, Travelodge, Primark, M & S Simply Food, Waterstones, Tesco Extra, B & Q, most car dealerships and many other retailers. Stockport's main line rail station is with 5 minutes' walk and the M60 motorway is within a few minutes' drive. (SatNav: SK1 1NU & SK3 0EQ).

Description

The property forms part of a part single storey, part two storey and part four storey retail and office property of brickwork construction, with a combination of roof coverings, including slate, mineral felt and fibreglass. There are three separate premises, forming part of the sale, two of which are tenanted and one is vacant.



45 Mersey Square

Ground Floor: 84.1 sq.m (905 sq.ft) net internal area.
First Floor: 17.0 sq.m (183 sq.ft) net internal area.
Held on a 10 year full repairing and insuring lease, commencing 18/04/2019, subject to rent reviews at 3 yearly intervals and a passing rent of £12,000 per annum exclusive.

47 Mersey Square

Ground Floor: 75.3 sq.m (810 sq.ft) net internal area.
Held on a 6 year effectively full repairing and insuring lease, commencing 01/02/2022, subject to rent reviews at 2 yearly intervals and a passing rent of £6,000 per annum exclusive. The tenant may terminate the lease on giving a minimum of 3 months' written notice to the Landlord.



39 Daw Bank

Ground Floor: 43.4 sq.m (467 sq.ft) net internal area.
First Floor: 40.4 sq.m (435 sq.ft) net internal area.
Presently vacant and in need of renovation/refurbishment.

Car Parking

There are a number of public car parking facilities in the immediate vicinity, including short stay on road car parking.

Services

Services available to the property include, gas, electricity, water and drainage (details to be confirmed).

Energy Performance

Energy Performance Asset Ratings (tbc). EPCs available on request (tbc).



Rateable Assessment

45 Mersey Sq - Rateable Value: £9,300

47 Mersey Sq - Rateable Value: £8,000

39 Daw Bank - Rateable Value: £8,400

45 Mersey Sq - Business Rates Payable 2024/25: £4,640.70

47 Mersey Sq - Business Rates Payable 2024/25: £3,992.00

39 Daw Bank - Business Rates Payable 2024/25: £4,191.60

NB: Tenants may qualify for 100% Business Rates Relief.

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

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.

Tenure

Freehold.

Purchase Price

£375,000, 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
www.fairhurstbuckley.co.uk

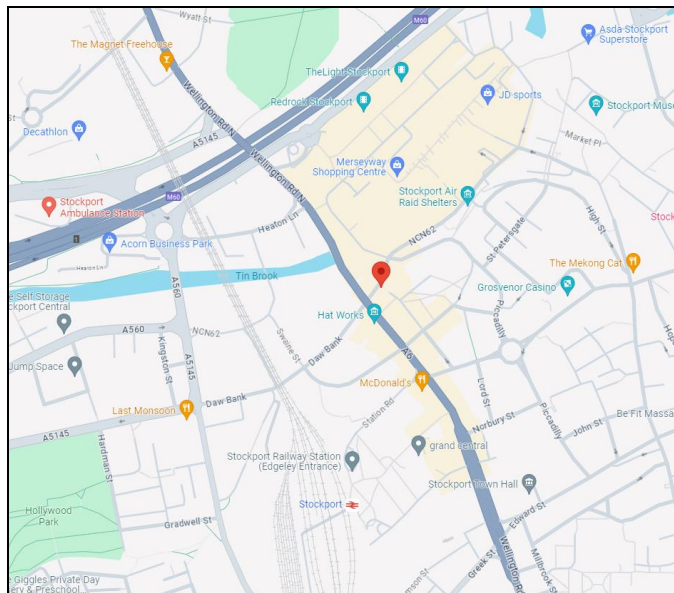
Possession

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



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