

**40 Stockport Road
Cheadle Heath, Stockport
SK3 0HZ**

For Sale

£275,000 subject to contract



171.2 sq.m (1,843 sq.ft)

Mainly two storey office and warehouse/workshop property with additional basement area of 61.6 sq.m (663 sq.ft) and car parking – may suit conversion/other uses

- UPVC double glazed window units
- Air-conditioning in part
- Forecourt area and car parking for at least two cars
- May suit conversion/alternative uses
- Prominently located between the centres of Stockport and Cheadle
- Within a few minutes' drive of junction one of the M60 motorway
- Within a few minutes' drive of Morrisons, Go Outdoors, B & M Bargains and Aldi
- Stockport town centre within 5 minutes' drive

Location

The property is prominently located on Stockport Road (A560) in Cheadle Heath, between the centres of Stockport and Cheadle. Nearby occupiers include Morrisons, Go Outdoors, B & M Bargains and Aldi, amongst others and the M60 Motorway is within a few minutes' drive. Stockport town centre is within approximately 5 minutes' drive and benefits from an extensive retail centre and main line rail link, with London Euston station being within approximately 2 hours travel time. (SatNav: SK3 OHZ)

Description

Mainly two storey office and warehouse/workshop property of mainly brickwork construction with rendered elevations and a pitched concrete tiled roof. The property provides office and warehouse/workshop space at ground level, offices at first floor level and ancillary storage areas to the basement.

Ground Floor

110.6 sq.m (1190 sq.ft) net internal area, including office 1, office 2, general office 3/warehouse area 1 with double UPVC doors to rear, warehouse area 2, bin store and garage. In addition there is an entrance foyer with stairs to the first floor.

First Floor

60.7 sq.m (653 sq.ft) net internal area, including office 4, office 5, office 6, office 7 and office 8/kitchen/staff area. In addition there is a toilet area with a WC, wash basin and electric water heater and lobby area.

Basement/Cellar

61.6 sq.m (663 sq.ft) gross internal area, including 5 areas with stone flagged floor, lighting, gas meter and headroom of 1.62m (5'4").

Car Parking/Forecourt

To the front of the property there is a forecourt and car parking area where a minimum of two cars may be parked. To the rear of the property there is an enclosed yard area.

Security

There are window bars and shutters fitted to a number of the office windows.

Services

Available services include, gas, electricity, water and drainage. The property is fitted with a number of air-conditioning units. (The gas fired central heating system is not operational).

Energy Performance

Energy Performance Asset Rating (to be reassessed). EPC available on request.

Rateable Assessment

Rateable Value: £9,900

Business Rates Payable 2024/25: £4,940.10

NB: You may qualify for 100% 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

£275,000 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

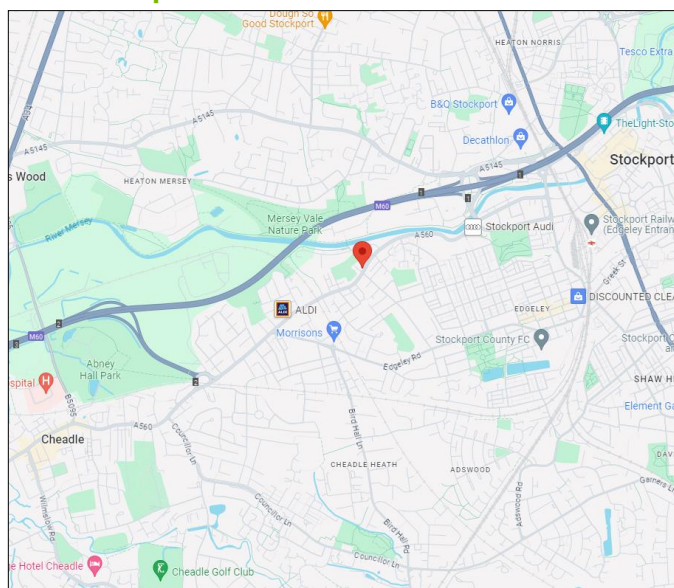
Possession

Available following completion of legal formalities, subject to 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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