

MBRE

RETAIL FOR SALE



3-5
Buxton Road
Stockport
SK7 6AD

**1,735
SQ.FT**

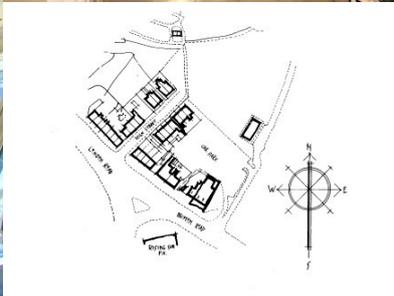
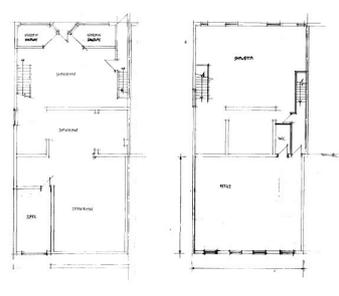


- Commercial retail investment premises
- Large 1,735 Sq.ft ground floor retail unit
- First floor apartments sold off separately
- Suitable for owner occupier/retail investor
- Rateable Value: £13,750 - SBRR available
- GF retail unit available vacant possession
- Estimated total rent: £25,000 - 8.5% yield
- Sale price £295,000 - Freehold tenure

Location

The property is located fronting Buxton Road at the junction of London Road and Macclesfield close to Hazel Grove, Poynton and High Lane.

- Stockport: 3.5 miles.
- M60: 3.5 miles.
- Manchester: 9.5 miles.



Description/Accommodation

The property provides a semi detached mixed use commercial and residential accommodation over ground and first floors with traditional brickwork elevations a under a pitched slate roof. To the rear is parking for one vehicle along with rear loading access. The property adjoins the main free car park for Torkington Park which provides 65 uncovered parking bays.

Ground floor: 1,735 Sq.ft overall comprising open plan sales with toilet and kitchen facilities.

The upper floor flats have been sold off separately and MBRE are selling the ground floor only on a Freehold basis.

Rateable Value

Ground Floor Rateable value: £13,750.

Small Business Rates Multiplier 2022/23: 49.9p.

Stockport Council: 0161 474 5188.

Tenure

We understand that the property is Freehold.

Title Number: TBC.

Price/VAT

£295,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

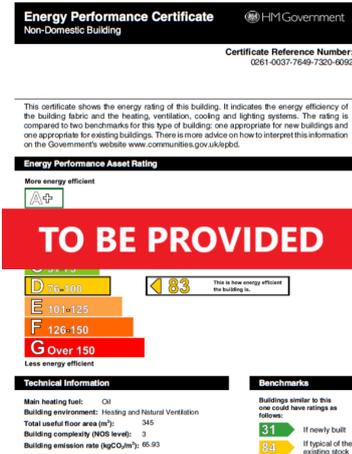
Services

Mains services are available including gas, electricity, water and drainage.

Conditions

Subject to Contract.

EPC Rating



Lease Agreements

Ground floor shop: Available with vacant possession.

Planning

We understand the property benefits from E use.
Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. NOVEMBER 2022.