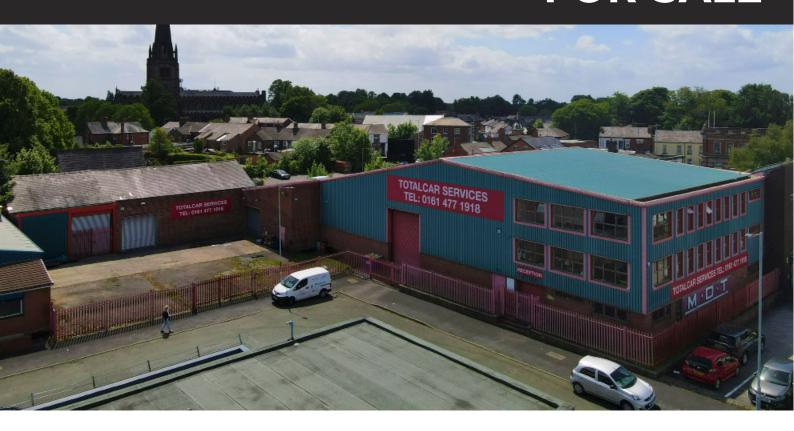
# WAREHOUSE FOR SALE



# **Total Car Services**Horton Street Stockport SK1 3LR

14,120 SQ.FT.



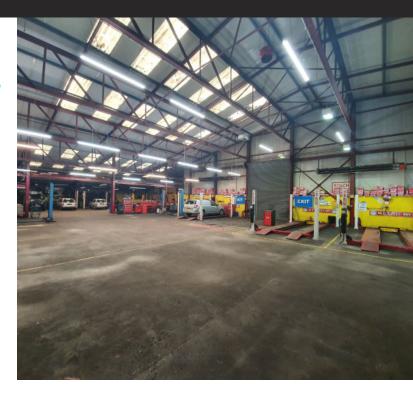
- Warehouse /Industrial Unit
- Site Area c. 0.55 acres
- Enclosed Yard & Parking
- Eaves 6.2m / Apex 9.3m
- Full Garage Fit Out
- Prominently Located
- Three Phase Electricity
- Within 0.3 miles of Train Station

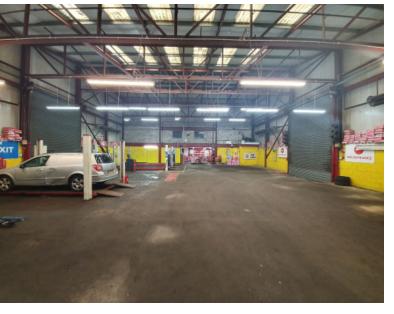
# **MBRE**

#### Location

A Trade Counter/Warehouse unit prominently located with direct main road frontage onto Higher Hillgate. The immediate area is an established trade cluster and includes occupiers such as Denman, Howdens, Screwfix, Sally Salon Services & Floors 4 U

M60, Junction 1 - 1.4 miles Manchester Airport - 8.3 miles Stockport Exchange - 1 mile







### **Description**

A 14,120 sq.ft. Warehouse property on a site area of approx 0.55 acres. The property can be summarised as follows:

- · Providing a mix of warehouse, workshops, open plan office, private office and toilet/kitchen amenity
- · Self Contained Yard/Car Park. Full perimeter fenced and gated
- · Steel Framed Warehouse Bay. Max Eaves Height 6.2m / Apex Height 9.3m
- Two main bay loading doors "In" & "Out". Width 3.7m / Height 5.3m. Additional Lean to loading to yard.
- Currently fitted out as a fully operational garage. Fixtures and Fittings available subject to separate negotiation
- · Prominently located within very well established trade counter cluster
- Three Phase Supply



#### **Accommodation**

Main Warehouse9,820 sq.ft.FF Office/Stores1,595 sq.ftSF Office/Stores1,595 sq.ftAdditional External Stores1,110 sq.ftOverall14,120 sq.ft

#### **Services**

All mains services available to the property. Electricity, water and drainage.

#### Rateable Value

£43.750

#### **Price**

£650,000

#### **EPC**

Available on request.



#### Tenure

Long Leasehold agreements for an unexpired term of 63 years from 1977. Ground Rent - £9,986 p.a.

#### VAT

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

Contact Sole Agents MBRE - 0161 850 1111 Michael Blackshaw mb@mbre.space 07792201467

#### Misrepresentation Act

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# **MBRE**