



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

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 Warehouse	9,820 sq.ft.
FF Office/Stores	1,595 sq.ft.
SF Office/Stores	1,595 sq.ft.
Additional External Stores	1,110 sq.ft.
Overall	14,120 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

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. June 2022.