

MBRE

INVESTMENT FOR SALE



278
Adswood Road
Stockport
SK3 8PN

**1,870
SQ.FT**

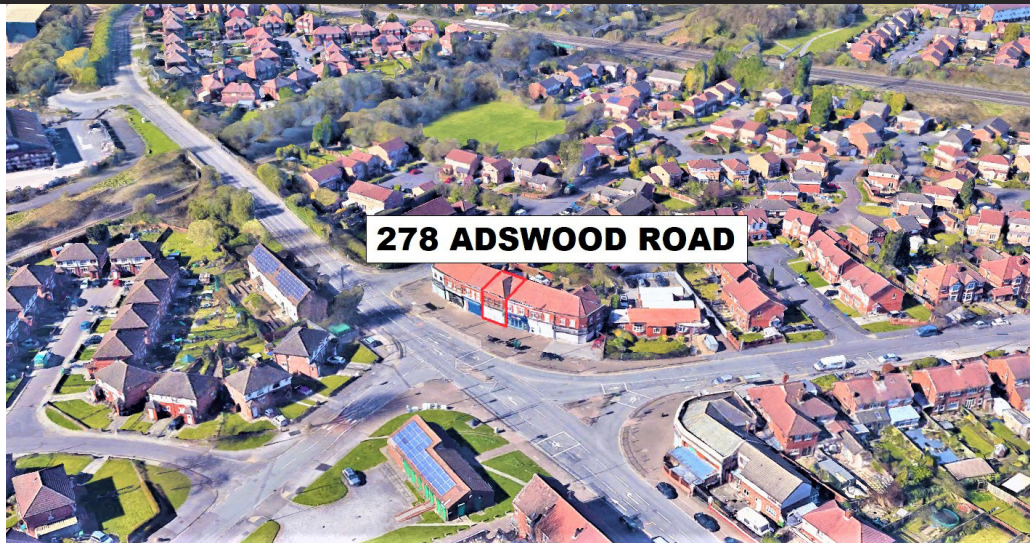


- Fully renovated mixed use investment
- Ground floor shop & 2 x 2 bed apartments
- Ground floor retail unit: 717 Sq.ft
- Flat 1: 507 Sq.ft - Flat 2: 645 Sq.ft
- Commercial unit RV: £7,400 - Nil rates to pay
- Council Tax bands for flats TBC
- Estimated total rent: £36,000 per annum
- Sale price £450,000 - 8% yield when fully let

Location

The property is located in the heart of Adswold residential area close to the centres of Davenport, Cheadle Heath and Edgeley and a short drive to Stockport and Cheadle Hulme.

- Davenport: 1 mile.
- Cheadle Hulme: 1.5 miles.
- Stockport: 2 miles.
- M60: 2 miles.



Description/Accommodation

The property provides a renovated three storey mixed commercial retail premises with separately accessed residential living accommodation providing two self contained flats over first and second floor levels. To the rear is a hard-standing area which can be used for car parking and loading.

Ground floor retail premises: 717 Sq.ft.
Main sales: 16'2" x 48'6" including toilet facilities.

First floor apartment: 507 Sq.ft.
Lounge/dining: 149 Sq.ft - 10'3" x 14'4".
Kitchen: 99 Sq.ft - 9'2" x 10'10".
Bedroom 1: 97 Sq.ft - 10'11" x 8'10".
Bedroom 2: 124 Sq.ft - 14'0" x 8'10".
Bathroom: 38 Sq.ft - 4'10" x 7'11".

Second floor apartment: 645 Sq.ft.
Lounge/dining: 114 Sq.ft - 10'5" x 10'5".
Kitchen: 104 Sq.ft - 8'10" x 11'8".
Bedroom 1: 153 Sq.ft overall.
Bedroom 2: 167 Sq.ft overall.
Shower/w.c: 50 Sq.ft - 6'7" x 7'4".
Foyer: 11 Sq.ft - 3'2" x 3'3".
Landing: 46 Sq.ft overall.

Rateable Value

Rateable value: £7,400.

Small Business Rates Multiplier 2022/23: 49.9p.

100% SBRR available - nil payable rates.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.

Title Number: GM327395.

Price

£450,000 SUBJECT TO CONTRACT.

VAT

All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable at the property.

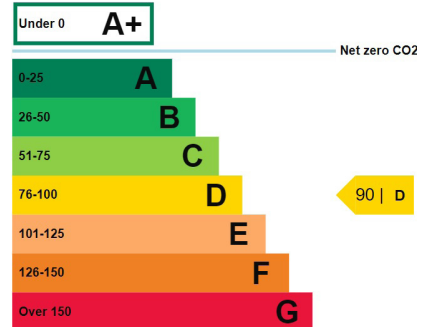
Conditions

Subject to Contract.

EPC Rating

Energy efficiency rating for this property

This property's current energy rating is D.



Utilities

Mains services are available including electricity, water and drainage.

Planning

We understand the property benefits from E/C3 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. MAY 2022.