



85-87 Higher Bents Lane
Bredbury
Stockport
SK6 2NA

**3,270
SQ.FT.**



- Mixed Use Investment
- Currently producing £25,000 p.a.
- ERV £40,000 p.a.
- Asset Management Opportunity
- Development Potential
- Anchored by Co-op Funeral Care
- Title GM370028 & GM718105
- On a site area of approx 0.3 acres

Location

An extremely prominent mixed use investment with direct main road frontage onto Higher Bents Lane

J25 M60- 1 mile

Manchester City Centre - 8 miles

Manchester Airport - 10 miles

Key Local Occupiers include Co-op Food, Cohens, Morrisons



Description

A 3,270 sq.ft. mixed use investment on a site of approx 0.3 Acre. The property which can be summarised as follows:

- Traditional Construction with full height stone elevations all under a pitched tiled roof
- Comprising 1047 sq.ft. Two Storey Office with Double Garage & Yard, 800 sq.ft. Detached Two Storey Unit
- 751 sq.ft. Ground Floor Apartment & 800 sq.ft. First Floor Apartment
- Three separate tenants including Co-op funeral care. Two Story workshop unit currently occupied by Landlord
- DC/074168 consent for change of use of existing workshop / store and lock-up garage to offices
- On a site area of approx 0.3 acres providing extensive parking and scope for further conversions/development
- Asset management opportunity providing scope to significantly enhance overall income

Tenancy Schedule

The Co-op	£13,000 p.a.
GF Apartment	£ 6,000 p.a.
FF Apartment	£ 6,000 p.a.
Storage	Occupied by Landlord

TOTAL: £25,000 p.a.

Potential to enhance overall income to circa £40,000 p.a.



Services

All mains services available to the property.

EPC

Available on request.

Tenure

We understand the property is Freehold

Price

£650,000

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111
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