

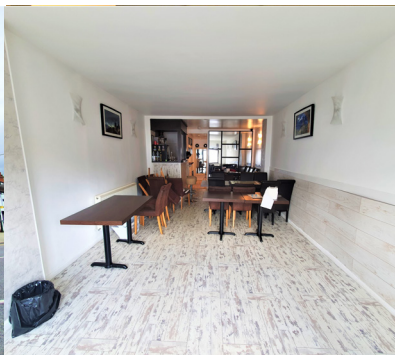
# MBRE

# INVESTMENT FOR SALE



**185-187**  
London Road  
Hazel Grove  
Stockport, SK7 4HJ

**2,238  
SQ.FT**



- Three storey mixed use investment premises
- Ground floor commercial/upper floors residential
- Commercial Leases/Residential AST's
- Subject to recent refurbishment works
- Low commercial RV's: £3,100 & £4,250 - No Rates
- Council Tax band A for flats: £1,372.76 payable
- Potential future add value opportunity
- Total income: £37,800 - £500,000 - 7.6% yield.



## Location

The property is located fronting London Road in the heart of Hazel Grove close to Sainsbury's, Asda, McDonalds and KFC and a short drive to Stockport and the M60 Motorway.

- Stockport: 3 miles.
- J1 M60 Motorway: 3.2 miles.



## Description/Accommodation

The property provides a detached mixed commercial and residential use property of traditional construction with brickwork elevations under a pitched slate roof. 185 London Road provides a ground floor restaurant premises with separately accessed 2 bedroom first & second floor residential flat at 185a London Road. 187 London Road provides a ground floor commercial tattooist premises with separately accessed 2 bedroom first & second floor residential flat at 187a London Road.

185 London Road: 525 Sq.ft    185a London Road: 623 Sq.ft    187 London Road: 425 Sq.ft    187a London Road: 778 Sq.ft

Main sales: 353 Sq.ft.  
 Kitchen: 120 Sq.ft.  
 Corridor: 36 Sq.ft.  
 W.C: 16 Sq.ft.

First floor:  
 Shower room: 48 Sq.ft.  
 Kitchen: 158 Sq.ft.  
 Bedroom: 230 Sq.ft.  
 Second floor:  
 Front bedroom: 109 Sq.ft.  
 Mid room: 78 Sq.ft.  
 External staircase access.

Main sales: 219 Sq.ft.  
 Rear kitchen: 93 Sq.ft.  
 Rear Store/w.c: 113 Sq.ft.

Rear bedroom: 92 Sq.ft.  
 Kitchen/lounge: 230 Sq.ft.  
 Bathroom: 58 Sq.ft.  
 Corridor: 40 Sq.ft  
 Second floor:  
 Bedroom: 245 Sq.ft.

External staircase access.

## Rateable Value

185 London Road Rateable Value: £4,250.  
187 London Road Rateable Value: £3,100.  
185a/187a London Road Council Tax: £1,372.76 payable.

Small Business Rates Multiplier 2023/24: 49.9p.  
Interested parties contact SMBC - 0161 474 5188.

## Tenure

185 London Road: Freehold - Title Number: GM851099.  
187 London Road: Freehold - Title Number: GM511162.

## Price/VAT

£500,000 SUBJECT TO CONTRACT.  
VAT is not payable on the sale.

## EPC Rating

Energy Performance Certificate available from Agents MBRE.

## Conditions

Subject to Contract.

## Tenancy Agreements

185 London Road: 02/11/16-02/11/36 to La Roberta restaurant for £12,000 pax - 5 year reviews.

185a London Road: Let on an AST for £9,000 pax/£750 pcm.

187 London Road: 08/04/22 - 07/04/25 to Rendering Specialists for £6,600 pax/£550 pcm.

187a London Road: Let 07/10/22 - 06/10/23 on an AST - £10,200 pax/ £850pcm.

## Utilities

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

## Planning

We understand the property benefits from E/C3 uses. 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. JUNE 2023.