

# MBRE

# MIXED USE UNIT FOR SALE



## 68

Stockport Road  
Marple  
SK6 6AB

# 1,817 SQ.FT



- Three Storey Mixed Use Unit
- Extremely Prominent
- Direct Frontage onto Stockport Rd
- Original Features
- Ability for Separate Access to Resi
- Also suitable for E Classes
- Rates Free for Qualifying Occupiers

## Location

---

The property is located fronting Stockport Road in Marple village close to the Hollins Parade, Market Street and a short drive to Rose Hill train station.

- Stockport: 4.5 miles.
- M60: 5 miles.



## Description

---

1,817 sq.ft. ground floor retail unit together with two storey apartment. The property can be summarised as follows:

- Three Storey Building subdivided into largely open plan GF Retail Unit and 1st & 2nd Floor apartment
- Providing 1010sqft of Retail space, 808 sqft living accommodation and 210 sqft of additional basement storage
- Two bed apartment capable of being separately accessed from the rear yard
- Extremely prominently located with direct main road frontage onto Stockport Road
- Suitable for traditional retail/showroom/trade/office or other uses that fall within the "E" Classes
- Original features include Original Wooden Floors and Fireplaces

## Services

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

## Rateable Value

Current	£7,700
Future	£9,400

## Price

£325,000

## EPC

Available on request.

## Tenure

We understand the property is Freehold



## VAT

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

Contact Michael Blackshaw 07792201467  
Contact Andy Thornton 07949119951

### 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. January 2023