

MBRE

RETAIL/OFFICE
FOR SALE



125
Gorton Road
Stockport
SK5 6EE

1,377
SQ.FT



- Two Storey Self Contained Retail Unit
- Extremely Prominent Corner Unit
- Direct Frontage onto Gorton Road
- Strong & Established Trading Position
- Rates Free to Qualifying Occupiers
- Also suitable for E Classes
- Also Suitable for Conversion

Location

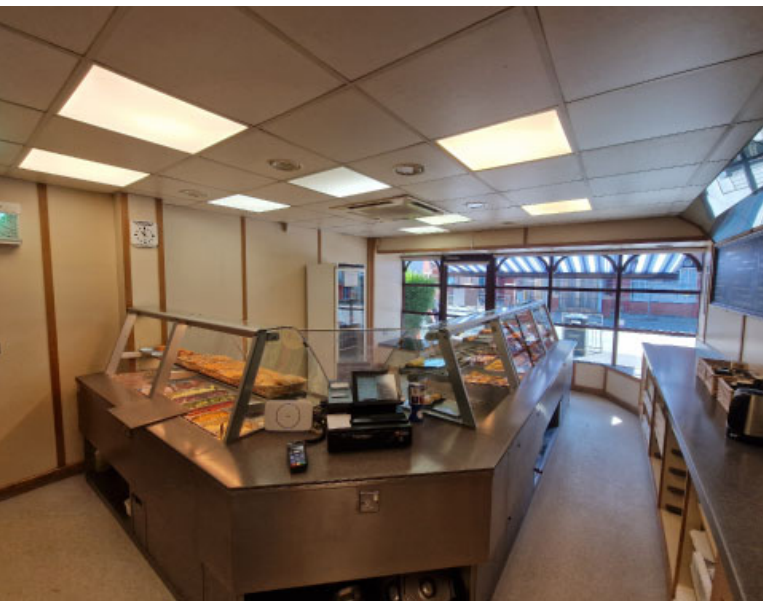
The property occupies a corner plot fronting Gorton Road within a very strong and established trading position within close proximity to Houldsworth Square Reddish and Stockport/M60 Motorway

Houldsworth Square - 0.3 miles

Reddish South Train Station - 0.4 miles

Stockport - 3 miles

M60 - 3 miles



Description

1377 sq.ft. self contained corner retail unit in a strong trading position. The property can be summarised as follows:

- Of traditional Construction with Full Height Brick Elevations all under a pitched roof
- Sub-divided into 659 sqft ground floor retail/prep space, 467 sqft first floor office/store and 251 sqft of lower ground kitchen/storage
- Extremely well established trading position as a bakery. Good will, fixtures & fittings available to purchase subject to separate negotiation
- Occupying an end terrace position with twin gable parking and side & rear loading
- Providing a mix of retail space, kitchen space, private office/store and toilet/kitchen amenity
- Extremely prominently located with direct main road frontage onto Gorton Road
- Business Rates Free to qualifying occupiers
- Suitable for traditional retail/showroom/trade/office/medical or other uses that fall within the "E" Classes
- Security Roller Shutters, security bars, specialist floor coverings, air conditioning

Services

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

Rateable Value

£7,200

Price

Offers Over £200,000

EPC

Available on request.

Tenure

We understand that the property is Freehold



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE

Michael Blackshaw mb@mbre.space 07792201467

Misrepresentation Act

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