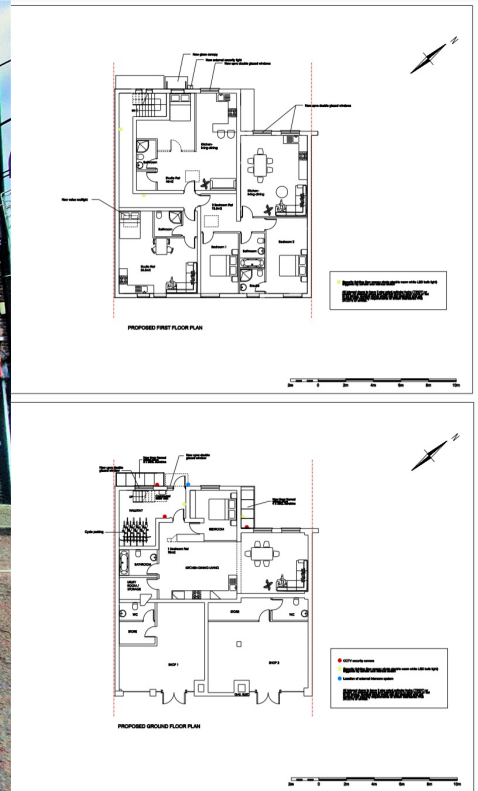


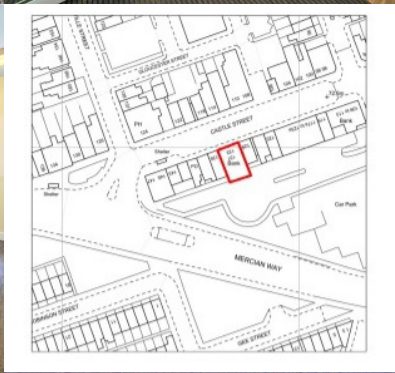
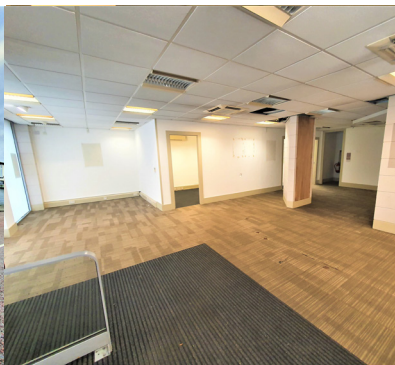
MBRE

DEVELOPMENT FOR SALE



131-135
Castle Street
Edgeley
Stockport, SK3 9AR

3,329
SQ.FT

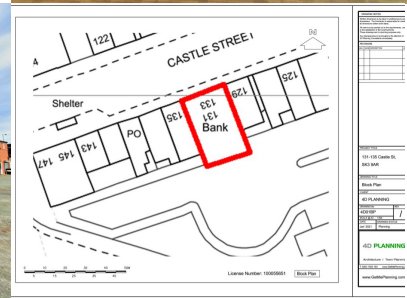
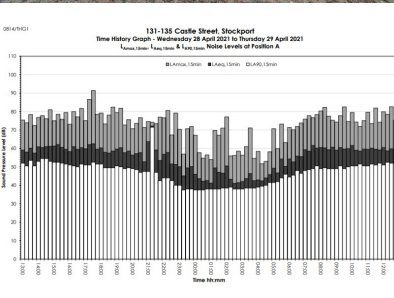


- Former bank with planning granted 25/07/22
- Ground floor: 2 x retail units/1 x 1 bed flat
- First floor: 1 x 2 bed flat/2 x studio flats
- GF: 1,667 Sq.ft / FF: 1,662 Sq.ft
- S.106: £13,464 payable by the purchaser
- RV: £18,500 - £9,065 payable rates
- Freehold tenure with part SMBC Leasehold
- Unconditional offers sought/No VAT on sale

Location

The property is located on Castle Street a short drive from Stockport Exchange train station, Stockport town centre and J1 of the M60 Motorway.

- Stockport town centre: 1 mile.
- Stockport Exchange: 0.5 miles.
- J1 M60: 1 mile.



Description/Accommodation

The property is a former two storey bank premises of traditional construction with brickwork elevations under a pitched tiled roof. The property benefits from full planning consent to convert the property to provide two shops (use Class E) on ground floor, 4 flats across the ground and first floor, alterations to the rear elevation, retention of alterations to front elevation, and insert roof lights.

Ground floor: 1,667 Sq.ft/155 Sq.m - 1 x retail unit - 440 Sq.ft, 1 x retail unit - 375 Sq.ft, 1 x 1 bedroom flat - 753 Sq.ft.
 First floor: 1,662 Sq.ft/154.5 Sq.m - 1 x 2 bedroom flat - 812 Sq.ft, 1 x studio flat - 495 Sq.ft, 1 x studio flat - 355 Sq.ft.

Planning documents include:

- Proposed rear elevation.
- Proposed ground floor plan.
- Proposed first floor plan.
- S.106 Agreement.
- Acoustic planning report.
- Location plan.
- Existing & proposed plans/elevations.
- Block plan.
- Design & Access statement.
- Application form.
- Decision notice.

Rateable Value

Rateable value: £18,500.

Small Business Rates Multiplier 2021/22: 49.9p.

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

Tenure

Freehold. Title Number: GM776337.

Part Leasehold. Documents available from MBRE.

Price/VAT

£375,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

Utilities

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

Conditions

Subject to Contract.

Planning

Full planning consent granted 1st December 2021 to convert the property to provide two shops (use Class E) on ground floor, 4 flats across the ground and first floor, alterations to the rear elevation, retention of alterations to front elevation, and insert roof lights.

Accommodation

Ground floor: 1,667 Sq.ft/155 Sq.m comprising:-

- Retail unit: 505 Sq.ft/47 Sq.m.

- Retail unit: 409 Sq.ft/38 Sq.m.

- 1 x 1 bedroom flat: 753 Sq.ft/ 70 Sq.m.

First floor: 1,662 Sq.ft/154.5 Sq.m comprising:-

- 1 x 2 bedroom flat: 812 Sq.ft/75.5 Sq.m.

- 1 x studio flat: 495 Sq.ft/46 Sq.m.

- 1 x studio flat: 355 Sq.ft/33 Sq.m.

There is space for secure cycle parking within the Communal porch/hallway.

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. AUGUST 2022.