

2 & 2a Moorside Road Heaton Moor Stockport, SK4 4DT

**1,415
SQ.FT**



- Mixed use retail/residential premises
- 390 Sq.ft Retail unit with 340 Sq.ft basement
- 885 Sq.ft 2 bed duplex residential flat
- Separate access for retail unit and flat
- Low retail RV: £5,200 - Nil payable rates
- 2 bed flat Council Tax Band A: £1,489.77
- Freehold tenure - TBC by Agents MBRE
- Offers over £300,000 - 7.2% estimated yield

Location

The property is located fronting Moorside Road in Heaton Moor with access to the rear off Balmoral Road and is a short drive to Heaton Moor train Station and the main A6 Wellington Road North.

- Stockport:
- Heaton Moor train station:
- A6:



Description/Accommodation

The property provides a three storey mixed retail and residential premises with rear yard and access for bins and external staircase to the flat and basement. The ground floor provides retail accommodation with internal access to basement storage. The flat is accessed separately from the rear via external staircase accessed from Balmoral Road and provides two bedrooms, living room, bathroom and kitchen facilities.

2 Moorside Road: Ground floor 390 Sq.ft.

2a Moorside Road: First & second floor - 685 Sq.ft.

Main sales: 170 Sq.ft - 10'10" x 15'8".

Living room: 163 Sq.ft - 14'10" x 10'11".

Foyer: 10 Sq.ft - 2'11" x 3'1".

Kitchen: 64 Sq.ft - 8'0" x 7'10".

Rear sales: 170 Sq.ft - 10'9" x 15'7".

Bathroom: 38 Sq.ft - 7'10" x 4'9".

Kitchen: 40 Sq.ft - 5'8" x 6'11".

Landings: 100 Sq.ft.

Basement: 340 Sq.ft comprising:-

Bedroom 1: 126 Sq.ft - 10'10" x 11'7".

Room 1: 152 Sq.ft - 14'0" x 10'10".

Bedroom 2: 194 Sq.ft - 16'10" x 11'6".

Room 2: 155 Sq.ft - 10'8" x 14'6" plus 33 Sq.ft toilet.

Rateable Value

Rateable value: £5,200 - 100% SBRR - Nil payable rates.
Small Business Rates Multiplier 2023/24: 49.9p.
2 Moorside Road Council Tax band A: £1,489.77 payable.
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.
Title Number: To be provided.

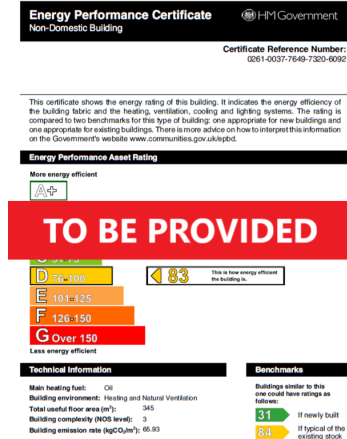
Price/Rents/VAT

Offers over £300,000 SUBJECT TO CONTRACT.
2 Moorside Road: Est. Rent: £9,600pcm/£800pcm.
2a Moorside Road: Est. Rent: £12,000 pax/£1,000pcm.
Total estimated income: £21,600 pax/£1,800pcm.

Conditions

Subject to Contract.

EPC Rating



Utilities

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

Tenancy Agreements

2 Moorside Road: Available from Agents MBRE.
2a Moorside Road: Available from Agents MBRE.

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 2023.