

MBRE

INVESTMENT FOR SALE



7
Shaw Road
Heaton Moor
Stockport, SK4 4AG

**1,840
SQ.FT**



- Mixed use retail/residential premises
- Fully refurbished duplex two be apartment
- Ground floor takeaway with basement stores
- GF: 477 Sq.ft / FF/SF: 970 Sq.ft / B: 393 Sq.ft
- Low retail unit RV: £8,100 - 100% SBRR
- Apartment Council Tax band A: £1,489.77
- Estimated Rental Value total: £27,600 pax
- Estimated yield 7.9% before costs

Location

The property is located fronting Shaw Road in Heaton Moor close to The Cheshire Wedding House and opposite Leoni's restaurant close to the junction at Heaton Moor Road and a short walk to Heaton Moor train station.

- Stockport: 2.5 miles.
- Heaton Moor station: 0.5 miles.



Description/Accommodation

The property provides a four storey mid terraced mixed retail and residential premises of traditional construction with brickwork elevations under a pitched slate roof along with rear yard and access for bins.

Ground floor: 477 Sq.ft comprising:-

- Main sales: 412 Sq.ft - 14'5" x 30'1" less stairs.
- Rear store: 65 Sq.ft - 8'10" x 8'3".
- Toilet including low level w.c and sink.

Basement: 393 Sq.ft comprising:-

- Store: 238 Sq.ft - 14'10" x 16'0".
- Store: 155 Sq.ft - 13'5" x 10'10" plus 2'6" x 2'7".

First and second floors: 970 Sq.ft comprising:-

First floor 498 Sq.ft comprising:-

- Kitchen: 85 Sq.ft - 12'8" x 6'7".
- Mid bedroom: 123 Sq.ft - 9'3" x 13'3".
- Lounge: 238 Sq.ft - 14'10" x 15'11".
- Corridors: 52 Sq.ft overall.

Second floor: 472 Sq.ft comprising:-

- Bathroom: 58 Sq.ft - 6'8" x 8'9".
- Rear bedroom: 129 Sq.ft - 9'7" x 13'5".
- Front bedroom 238 Sq.ft - 14'10" x 16'0".
- Landing: 47 Sq.ft overall.

RV/Council Tax

Rateable value: £8,100 - 100% SBRR available.
Small Business Rates Multiplier 2023/24: 49.9p.
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: TBC.

Price

£365,000.
SUBJECT TO CONTRACT.

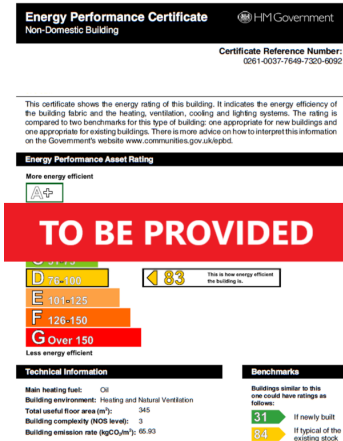
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

EPC Rating



Utilities

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

Planning

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. NOVEMBER 2023.