



25

London Road
Hazel Grove
SK7 4AW

**1,250
SQ.FT**



- Self Contained former Restaurant
- Extremely Prominent
- Direct Frontage onto London Rd
- Suitable for E Class Uses
- Suitable for Conversion STP
- Hazel Grove Central
- Within 2 miles of Stockport

Location

A former restaurant premises prominently located with main road frontage on London Road (A6).

The property is located directly adjacent to Sainsburys and Asda in the heart of Hazel Grove.

Key Local Occupiers include Aldi, Marks & Spencers, Aldi, Asda and Stepping Hill Hospital



Description

A 1,250 sq.ft. self contained two storey. The property can be summarised as follows:

- Of Traditional construction with full height brick elevations all under pitched tiled roof
- Currently providing a mix of Restaurant, bar, catering space, event space and toilets
- Extremely prominently located with direct main road frontage onto London Road
- Low RV - Business Rates exempt to qualifying occupiers
- Suitable for traditional retail/showroom/trade/office/medical or other uses that fall within the "E" Classes
- Suitable for conversion or redevelopment subject to planning

Services

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

Rateable Value

£9,400

Price

£100,000

EPC

Available on request

Terms

We understand that the property is Freehold



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Via Sole Agents MBRE

Contact Michael Blackshaw 07792201467

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