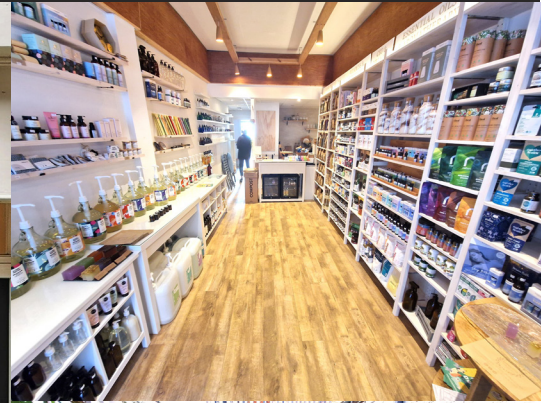


MBRE

RETAIL FOR SALE



17a
Lower Hillgate
Stockport
SK1 1JQ

**528
SQ.FT**



- Ground floor retail premises with rear yard
- Located within Stockport Old Town
- Close to Market Place and the Underbanks
- Low RV: £4,650 - 100% SBRR - Nil rates
- Suitable for owner occupiers/investors
- Refurbished and modernised retail premises
- Potential for alternative uses STPP
- Open plan sales area, kitchen & toilet facilities

Location

The property is located fronting Lower Hillgate in Stockport old town a short walk to Little Underbank, Market Place and the Merseyway shopping precinct.

- Stockport train station: 0.5 miles.
- Stockport bus station: 0.5 miles.
- M60: 1 mile.



Description/Accommodation

The property occupies the ground floor of a mixed two storey residential and commercial terrace with brickwork elevations under a pitched tiled roof. The property provides open plan sales, kitchen and toilet facilities, rear snug, private office/store and access to a rear courtyard.

17a Little Underbank: 528 Sq.ft comprising:-

Main sales: 306 Sq.ft – 9'6" width x 29'10" depth plus 3'2" x 8'2" less pillar and including kitchen.

Under stairs cupboard: 16 Sq.ft – 5'5" x 3'0".

Mid foyer: 36 Sq.ft overall.

Office/store: 82 Sq.ft – 9'8" x 8'5".

Rear seating: 88 Sq.ft.

Toilet including low level w.c and hand washing sink.

Rateable Value

Rateable value: £4,650.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR available - Nil payable rates.

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

Tenure

Tenure: TBC.

Title Number: TBC.

Price

£155,000 SUBJECT TO CONTRACT.

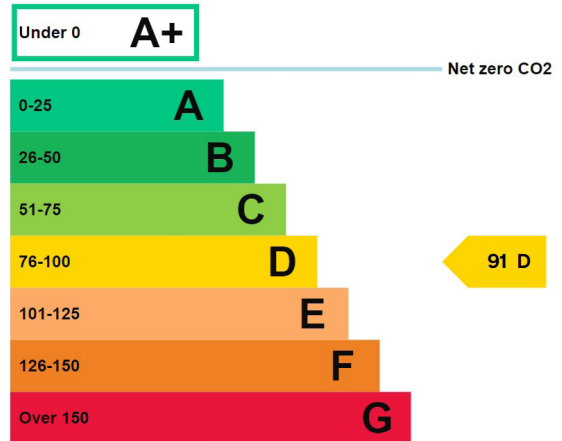
VAT

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 electricity, water and drainage.

Planning

We understand the property benefits from E use class. 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. JANUARY 2024.