

MBRE

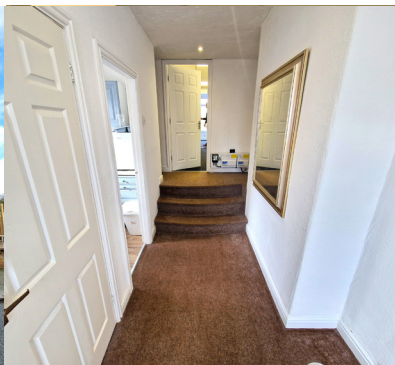
RETAIL/OFFICE FOR SALE/TO LET



336

Wellington Road North
Stockport
SK4 5DA

**1,528
SQ.FT**



- Prominent retail/office premises with parking
- Established trading location fronting WRN
- Available for sale or to let - terms to be agreed
- RV's: GF £11,000/336a £3,600/336b £1,450
- Ground floor retail showroom with parking
- First & second floor offices with kitchen/w.c
- Available vacant - owner occupier investment
- Located close to Heaton Moor & the M60

Location

The property is situated at the junction of Wellington Road North, Heaton Moor Road and School Lane with access off Brook Road. The property is a short drive to the centres of Stockport, Levenshulme and the M60 motorway.

- Stockport: 1.5 miles.
- M60: 1.5 miles.



Description/Accommodation

The property provides mixed commercial retail and office accommodation over three floors of an end of terrace building of traditional construction with brick work elevations under a pitched slate roof. To the rear is a private gated car park.

Ground floor: 745 Sq.ft comprising:-

Front sales: 337 Sq.ft - 20'9" x 16'3".
Mid sales: 258 Sq.ft - 20'10" x 12'5".
Rear sales: 150 Sq.ft - 14'10" x 10'2".

First floor: 608 Sq.ft comprising:-

Front office: 217 Sq.ft - 17'11" x 12'1".
Mid office: 155 Sq.ft - 12'10" x 12'0".
Kitchen: 31 Sq.ft - 5'4" x 5'9".
Landings: 153 Sq.ft overall.
Bathroom/toilet: 32 Sq.ft - 5'0" x 6'4".
Cupboard: 20 Sq.ft - 3'11" x 5'1".

Second floor: 175 Sq.ft comprising:-

Office: 175 Sq.ft - 19'5" x 10'3" less stairs.

Rateable Value

336 WRN Rateable Value: £11,000.
336a WRN Rateable Value: £3,600.
336b WRN Rateable Value: £1,450.
Small Business Rates Multiplier 2023/24: 49.1p.
Interested parties contact SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.
Title Number: TBC.

Price/Rent/VAT

£320,000 SUBJECT TO CONTRACT.

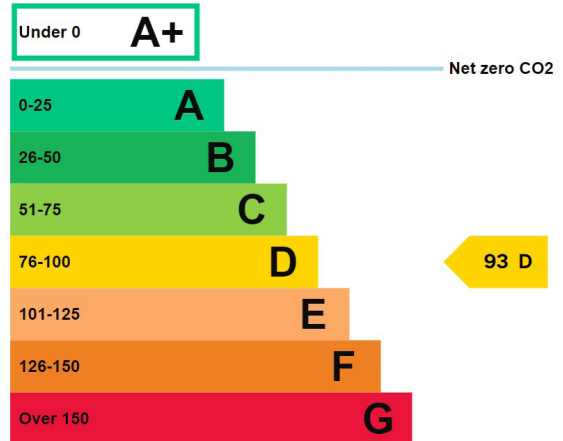
336 WRN rent: £18,000 per annum exclusive.
336a & 336b WRN rent: £8,000 per annum exclusive.

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

We understand the property benefits from E use.
Buyers to make their own enquiries.

Legal Costs

Sale: Each party pays their own legal costs.
Letting: Tenant to pay Landlords legal costs.

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. October 2019.