

MBRE

**OFFICE/NURSERY
FOR SALE**



2
North Road
Glossop
SK13 7AS

**2,695
SQ.FT**

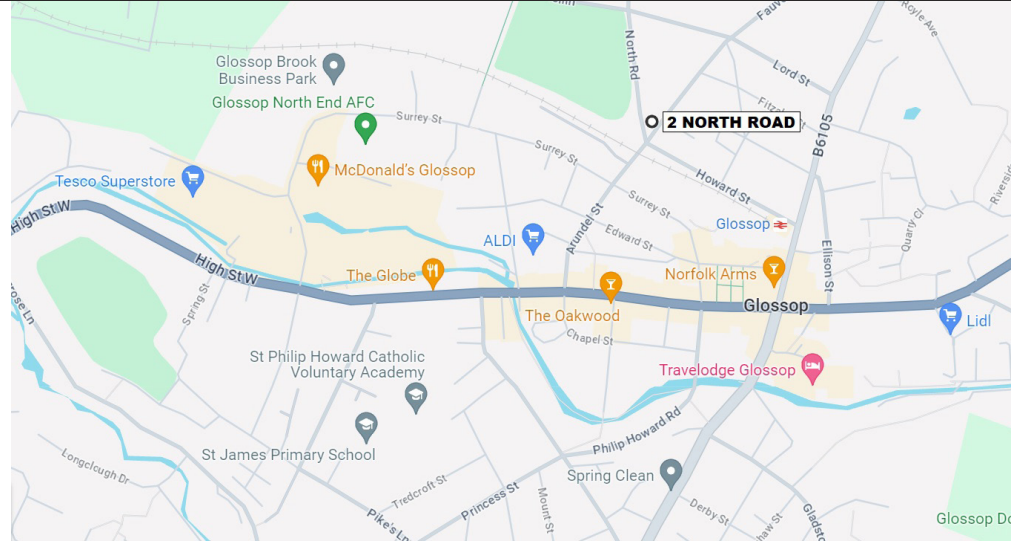


- Prominent landmark former nursery premises
- Accommodation over three floors plus yard
- On site parking to front & rear of property
- RV: £17,500 - SBRR available - low rates
- Providing over 12 office rooms over 3 floors
- Benefiting from Kitchens/toilets/store rooms
- GF: 1,425 Sq.ft / FF: 980 Sq.ft / SF: 290 Sq.ft
- Suitable for redevelopment to alternative use

Location

The property is located at the junction of North Road and Fauvel Road close to Arundel Street and Howard Street and is a short drive to Glossop town centre, Glossop train station and the M67 motorway.

- Stockport: 13 miles.
- Manchester: 14 miles.



Description/Accommodation

The property provides a detached three storey former nursery premises of traditional construction with stone work elevations under a pitched slate roof. The property benefits from off street parking to the front and rear of the property with private external yard space within the grounds.

Ground floor: 1,425 Sq.ft net:-

- kitchen: 273 Sq.ft overall.
- Room 1: 196 Sq.ft - 12'11" x 15'2".
- Room 2: 235 Sq.ft - 16'10" x 13'11".
- Kitchen: 167 Sq.ft - 13'11" x 11'8".
- Utility: 106 Sq.ft - 10'1" x 10'6".
- Room 3: 58 Sq.ft - 5'10" x 9'11".
- Room 4: 180 Sq.ft - 13'0" x 13'11".
- Room 5: 210 Sq.ft overall.
- Corridors/foyers/toilets.

First floor: 980 Sq.ft net:-

- Kitchen: 168 Sq.ft overall.
- Room 6: 113 Sq.ft overall.
- Room 7: 196 Sq.ft - 13'11" x 14'0".
- Room 8: 196 Sq.ft - 13'11" x 14'0".
- Room 9: 121 Sq.ft - 8'7" x 14'0".
- Room 10: 130 Sq.ft - 13'10" x 9'4".
- Store: 56 Sq.ft - 9'10" x 5'8".
- Male & female toilets/landings.

Second floor: 290 Sq.ft net.

- Room 11: 165 Sq.ft - 14'10" x 11'0".
- Room 12: 85 Sq.ft - 8'0" x 10'8".
- Kitchen: 40 Sq.ft - 6'5" x 6'1".
- Bathroom/landing.

Rateable Value

Rateable value: £17,500.

Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with High Peak Borough Council - 01298 28400

Tenure

Tenure TBC.

Title Number: TBC.

Price

£675,000 SUBJECT TO CONTRACT.

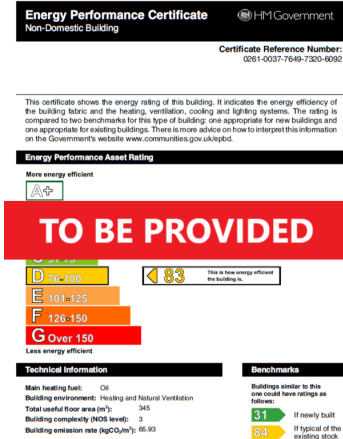
VAT

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

Conditions

Subject to Contract.

EPC Rating



Utilities

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

Planning

Nursery planning consent granted 1998. 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. APRIL 2024.