

# MBRE

# INVESTMENT FOR SALE



**97 & 97a**  
Reddish Lane  
Denton  
M34 2NF

**1,177  
SQ.FT**



- Fully let income producing investment
- Comprising 1 x retail shops & 1 x 2 bed flat
- Prominent corner location close to the M67
- GF Shop: 560 Sq.ft / FF&SF Flat: 617 Sq.ft
- Low RV: £5,300 - 100% SBRR - Nil rates
- Council Tax band A: £1,460.34 payable
- £225,000 - 8.3% initial yield before costs
- Located close to Asda & the M60 Motorway

## Location

The property is located at the corner of Reddish Lane and Laburnum Road in Gorton close to Hyde Road and the M60 motorway.

- Stockport: 4 miles.
- Manchester: 4 miles.
- M60: 1.5 miles.



## Description/Accommodation

The property provides an end of terrace mixed commercial and residential premises of traditional construction with brickwork elevations under a pitched slate roof. The ground floor provides a commercial barbers and the first and second floors provides a separately accessed duplex one bedroom residential flat.

97 Reddish Lane: 560 Sq.ft comprising:-

- Main sales: 502 Sq.ft - 35'4" x 15'5" less stairs.
- Rear store: 12 Sq.ft - 14'10" x 11'5".
- Kitchen: 30 Sq.ft - 5'9" x 5'1".
- Foyer: 16 Sq.ft - 5'11" x 2'9".
- Toilet facilities.

97a Reddish Lane: 617 Sq.ft comprising:-

- Living room: 182 Sq.ft - 15'2" x 12'0".
- Kitchen: 114 Sq.ft - 11'11" x 9'6".
- Toilet: 25 Sq.ft - 5'8" x 4'4".
- Second floor Bedroom: 240 Sq.ft overall including en-suite bathroom.
- Corridors: 56 Sq.ft overall.

## RV/Council Tax

Rateable value: £5,300.  
Council Tax: Band A: £1,460.23 payable.  
Small Business Rates Multiplier 2023/24: 49.9p.  
Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

## Tenure

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

## Price

£225,000 SUBJECT TO CONTRACT.  
Representing an 8.3% yield before costs.

## VAT

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

## Conditions

Subject to Contract.

## Lease/AST

The property benefits from the following commercial Lease and residential AST agreements:

97 Reddish Lane: Let for a term of 5 years from March 2024 subject to a passing rent of £9,600 pax.

97a Reddish Lane: Let on an assured short hold tenancy agreement for a term of 12 months from October 2023 subject to a passing rent of £750pcm/£9,000 pax.

## Utilities

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

## Planning

We understand the property benefits from E/C3 use.  
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.