

MBRE

INVESTMENT FOR SALE



73 & 73a
Shaw Heath
Stockport
SK2 6QP

**1,350
SQ.FT**



- Mixed commercial & residential investment
- Ground floor shop & duplex one bed flat
- Separate access for both the shop & flat
- Low RV: £5,000 - 100% SBRR - Nil rates
- Council Tax band A: £1,564.42 payable
- Located close to Stockport train station
- £215,000 - 8% initial yield before costs
- External lay-by car parking outside shop unit

Location

The Property is located at the busy junction of Shaw Heath and Long Shut Lane West close to the A6 Wellington Road South and a short drive to the M60 Motorway.

- Stockport: 1 mile.
- M60 Motorway: 1.5 miles.



Description/Accommodation

The Property provides a mixed commercial and residential mid terrace building traditional construction with brick work elevations under a pitched slate roof.

Ground floor Retail premises: 645 Sq.ft overall comprising:-

Main sales: 335 Sq.ft overall including main sales area and toilet facilities.

Basement: 310 Sq.ft overall including main storage room, kitchenette and smaller storage rooms.

First & second floor flat: 705 Sq.ft comprising:-

Ground floor foyer: 22 Sq.ft - 6'4" x 3'4".

Living room: 215 Sq.ft - 15'10" x 13'5".

Kitchen: 130 Sq.ft - 11'2" x 10'8" plus 2'10" x 3'9".

Second floor landing: 51 Sq.ft overall

Bedroom: 70 Sq.ft - 10'7" x 8'1" plus 6'6" x 4'4".

Bathroom: 37 Sq.ft - 5'11" x 6'3".

Bedroom: 133 Sq.ft - 12'11" x 8'10" plus 4'33" x 4'1".

First and second floor landings: 98 Sq.ft overall.

RV/Council Tax

Rateable value: £5,000.

Council Tax band A: £1,564.42 payable.

Small Business Rates Multiplier 2023/24: 49.9p.

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

Tenure

We understand that the property is Freehold/Leasehold.

Title Number:

Price

£215,000 SUBJECT TO CONTRACT.

Representing an 8.0% 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 Agreements

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

73 Shaw Heath: Let for a term of 3 years from July 2023 subject to a passing rent of £8,400.

73a Shaw Heath: Let on an assured short hold tenancy agreement for a term of 12 months from March 2016 subject to a passing rent of £750 pcm/£9,000 per annum exclusive.

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.