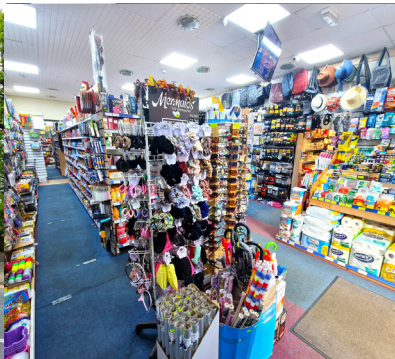


Former Natwest Compstall Road Romiley SK6 4BZ

**3,100
SQ.FT**



- Fully let investment premises on a long lease
- Commercial retail plus 2 x residential flats
- Lease provides for a 15 year Lease from 2020
- Rent reviews in years 5 (2025) and 10 (2030)
- 2,222 Sq.ft commercial retail and storage
- Studio flat: 343 Sq.ft / 1 bed flat: 535 Sq.ft
- Commercial Rateable Value: £15,500
- £28,000 pax rental income - 6.8% yield



STOCKPORT METROPOLITAN BOROUGH COUNCIL
DECISION NOTICE

Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Process Set Out By Condition G.1 of Schedule 2 Part 3 Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (SI 2015 No. 996)

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 413 of the Growth and Infrastructure Act 2013)

Change Of Use Planning Application Number
DC094665

Applicant Details:	Agent Details:
1st Crown Road	1st Crown Road
Former Natwest bank Compstall Road	1st Crown Road
Romiley	1st Crown Road
Stockport	1st Crown Road
SK6 4BZ	1st Crown Road

Location:	Description Of Development:
National Westminster Bank Ltd	Proposed 1 bedroom flat and proposed studio flat
Compstall Road	
Romiley	
Stockport	
SK6 4BZ	

PARTICULARS OF DECISION

The Stockport Metropolitan Council, as local planning authority, hereby confirms that the **PROVIDER APPROVAL IS NOT REQUIRED** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority.

The development must be carried out in accordance with the application and plans submitted, and subject to the following terms and conditions:

Location

The property is located in the heart of Romiley village between Central Drive and Sandy Lane opposite Sainsbury's Local and Romiley Forum Theatre. Romiley train station and Aldi supermarket are both a short walk away.

- Stockport: 4 miles.
- M60 motorway: 2.5 miles.



Description/Accommodation

The property provides a three storey former Natwest bank premises of traditional construction with brickwork elevations under a part pitched tiled roof and part flat roof with external forecourt and secure rear garden/yard area for parking, bin storage and loading.

The commercial element provides 2,222 Sq.ft of accommodation over ground, first, second and basement floors comprising 1,625 Sq.ft ground floor commercial retail accommodation, 255 Sq.ft first floor storage, kitchen and toilet facilities, 120 Sq.ft second floor storage and 222 Sq.ft basement storage.

First floor 1 bedroom flat: 535 Sq.ft comprising bedroom, living room, kitchen, shower/toilet facilities.

First floor 1 bedroom studio flat: 343 Sq.ft comprising bedroom, kitchen, shower/toilet facilities.

The Tenant has the benefit of the rental income from the two flats which we understand provides an income of £600pcm/£7,200 pa for the 1 bedroom flat and £500pcm/£6,000 pa for the studio flat.

Rateable Value

Rateable value: £15,500.

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.

Title Number: GM808233.

Price/VAT

£415,000 SUBJECT TO CONTRACT.

We understand VAT is not payable on the sale.

EPC

Energy performance rating: C.

A copy of the EPC is available from Agents MBRE.

Utilities

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

Lease Terms

The property benefits from a commercial Lease commencing October 2020 for a term of 15 years with a Tenant option to break on the 3 year anniversary of the commencement of the term (lapsed).

The Lease benefits from rent reviews at years 5 and 10 and subject to a passing rent of £28,000 per annum exclusive.

A copy of the Lease is available from Agents MBRE.

Planning

The Tenant secured planning for the proposed change of use to provide a 1 bedroom flat and studio flat at first floor level.

Prior approval was not required and planning was therefore granted 21st April 2022 under planning application reference number DC/084605.

Legal Costs/Conditions

Each party to pay their own legal costs.
Subject to Contract.

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. MAY 2024.