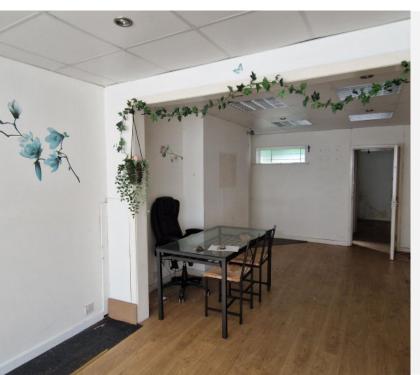
FOR SALE



**12**Buxton Road
Stockport
SK2 6NU

1,098 SQ.FT



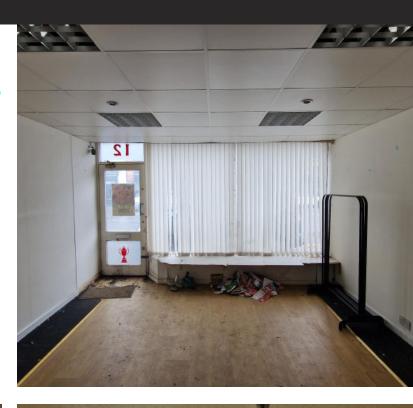
- Two Storey Mixed Use Unit
- Extremely Prominent
- Direct Frontage onto Buxton Road
- Suitable for E Class Uses
- GF Retail & FF 2 x bed Apartment
- Rates Free for qualifying occupiers
- Within 2 miles of Stockport

# **MBRE**

### Location

A mixed use unit prominently located with direct main road frontage on Buxton Road (A6). Positioned close to the Junction of Bramhall Lane and Higher Hillgate

M60 - 2.2 miles Stockport Train Station - 1.1 miles Davenport Train Station - 0.6 miles







## **Description**

A 1,098 sq.ft. self contained two storey mixed use unit. The property can be summarised as follows:

- · Of Traditional construction with full height brick elevations all under pitched tiled roof
- Comprising 538 sqft Ground Floor Retail Unit and 560 sqft 2 x bed First Floor Apartment
- · Extremely prominently located with direct main road frontage onto Buxton Road
- Additional basement storage of 430 sqft with a height of 6.5ft
- Low RV Business Rates exempt to qualifying occupiers
- Suitable for traditional retail/showroom/trade/office/medical or other uses that fall within the "E" Classes
- Suitable for full conversion or redevelopment subject to planning

# **MBRE**

#### **Services**

All mains services available to the property. Electricity, water, gas and drainage

#### Rateable Value

£9,400

### **Price**

£165,000



Available on request

#### Terms

We understand that the property is Freehold



#### **VAT**

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

Via Sole Agents MBRE
Contact Michael Blackshaw 07792201467

#### Misrepresentation Act

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## **MBRE**

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