

MBRE

MIXED USE

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

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

Services

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

Rateable Value

£9,400

Price

£165,000

EPC

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

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