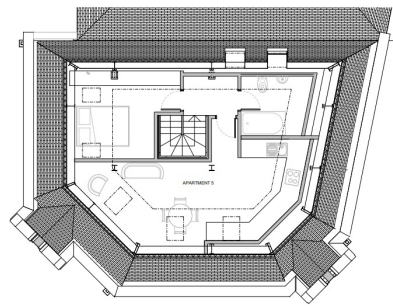
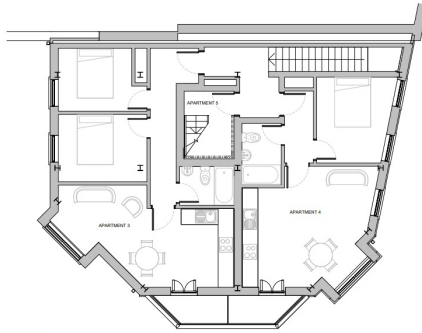


**Schedule of Accommodation**  
 Ground Floor  
 Office Space: 61.0sqm  
 First Floor  
 Apartment 1: 52.0sqm  
 Apartment 2: 52.0sqm  
 Second Floor  
 Apartment 3: 48.0sqm  
 Apartment 4: 47.0sqm  
 Third Floor  
 Apartment 5: 44.0sqm (area above 1.5m high eaves)



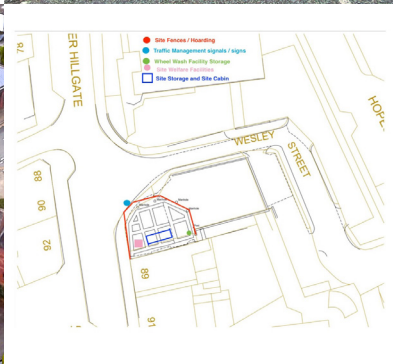
# Development Site

## Middle Hillgate

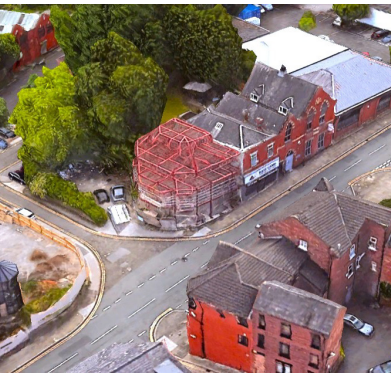
## Stockport

## SK1 3AL

**3,861**  
**SQ.FT**



- Central Stockport Development opportunity
- Planning consent granted 8th February 2022
- Planning Reference Number: DC/082551
- 1 x Office/5 x Apartments over 5 floors
- Office: 61 Sq.m/Apartments: 243.6 Sq.m
- Structural steel frame erected and in place
- Freehold tenure: Title Number: CH85837
- Located close to Market Place/Merseyway

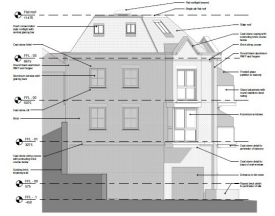
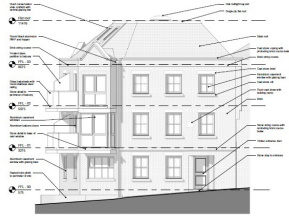




## Location

The property is located at the junction of Lower Hillgate and Wesley Street a short walk from Stockport Market Place, Merseyway shopping centre, Stockport bus interchange and Stockport railway station.

- M60: 1 mile.
- Stockport station: 0.5 miles.



## Description/Accommodation

The property provides full planning consent for the redevelopment of the site to provide a mixed commercial office and residential scheme over ground floor (61 Sq.m Office plus 36.5 Sq.m Common area), first floor (97.3 Sq.m Residential plus 12.3 Sq.m Common area), second floor (100 Sq.m Residential and 5.3 Sq.m Common area) and attic floor (46 Sq.m Residential).

Planning documents include: Delegated Report, Decision Notice, GA Elevation Drawings, Door Detail Drawings, Window Detail Drawings, External Wall Section Drawings, External Works Drawings, Construction Phase Site Layout Plan Details, Construction Phase Site Layout Plan, Rooflight Details, Roof Drawings, Cycle Store Drawings, Site Plan, Construction Method Statement and External Materials Schedule.

## Rateable Value

Rateable value: N/A.

Small Business Rates Multiplier 2024/25: 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: CH85837

## Price/VAT

£325,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

## EPC

N/A.

## Conditions

Subject to Contract.

## Accommodation

Ground floor office: 61 Sq.m including Toilets.

First floor apartment 1: 55.3 Sq.m 2 Bed, 1 bath.

First floor apartment 2: 42 Sq.m 1 bed, 1 bath.

Second floor apartment 3: 55.3 Sq.m 2 bed, 1 bath.

Second floor apartment 4: 45 Sq.m 1 bed, 1 bath.

Attic floor apartment 5: 46 Sq.m 1 bed, 1 bath.

Ground floor common area: 36.5 Sq.m.

First floor common area: 12.3 Sq.m.

Second floor common area: 5.3 Sq.m.

## Planning

Consent granted Planning Ref: DC/082551 - Variation of conditions 1 (approved plans), 2 (materials and design details), 3 (rooflights), 6 (cycle storage), 7 (footway reconstruction), 8 (highway overhang detail) and 11 (construction method statement) of planning permission ref DC/056739.

## 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. JUNE 2024.