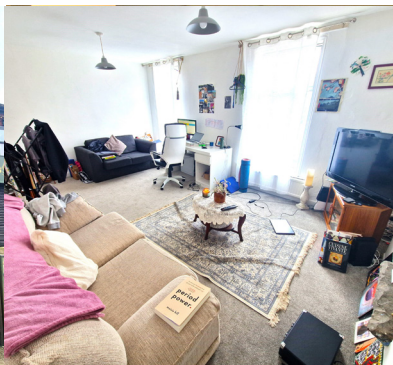




348/348a
Wellington Road North
Stockport
SK4 5DA

**2,010
SQ.FT**



- Fully let income producing investment
- Comprising 2 x retail shops & 1 x 2 bed flat
- Freehold investment opportunity
- 348 WRN & 51-53 School Lane part of title
- Separate access for each Tenant demise
- Low RV's: 348 WRN £8,800/51-53 SL £9,000
- Council Tax Band A: Band A - £1,564.42
- Total Income: £33,900 - 8.6% initial yield

Location

The property is located at the junction of Wellington Road North, School Lane and Heaton Moor Road and is a short drive from the centres of Stockport and Levenshulme.

- Stockport: 1.5 miles.
- Manchester: 6 miles.
- M60: 2 miles.



Description/Accommodation

The property provides a mixed commercial and residential mid terrace premises of traditional construction with brickwork elevations under pitched slate roofs. The three properties are self contained and separately accessed.

51-53 School Lane - 570 Sq.ft:-

LHS: 314 Sq.ft overall - 17'9" x 17'9".
 Central section: 8 Sq.ft - 8'5" x 0'11".
 RHS: 248 Sq.ft overall - 14'1" x 17'7".
 W.C including toilet and sink.

348 WRN - 678 Sq.ft:-

Main Sales: 348 Sq.ft overall.
 Mid sales: 89 Sq.ft - 7'10" x 11'5".
 Store: 115 Sq.ft - 11'1" x 11'0".
 Store: 53 Sq.ft - 7'9" x 6'10".
 Store: 21 Sq.ft - 5'11" x 3'5".
 Kitchen: 52 Sq.ft overall.

348a WRN - 762 Sq.ft:- 2 bed flat.

Living room: 215 Sq.ft - 18'1" x 18'1".
 Bathroom: 45 Sq.ft - 6'11" x 6'5".
 Kitchen: 105 Sq.ft - 9'2" x 11'4".
 Landings: 73 Sq.ft overall.
 Bedroom: 140 Sq.ft - 11'8" x 11'11".
 SF landing: 12 Sq.ft.
 SF bedroom: 172 Sq.ft overall.

Council Tax/RV's

348a WRN Council Tax Band: Band A - £1,564.42.
348 WRN Rateable Value: £8,800.
51-53 SL Rateable Value: £9,000.
Small Business Rates Multiplier 2023/24: 49.9p.
SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.
Title Number: GM864383.

Price/VAT

£360,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable on the sale.

EPC Rating

51-53 School Lane EPC Rating D.
348 WRN EPC Rating E, 348a WRN EPC Rating D.

Conditions

Subject to Contract.

Lease Terms/AST

51-53 School Lane: Let February 2024 for a term of 5 years subject to a passing rent of £12,000 pax.

348 Wellington Road North: Let from April 2023 for a term of 5 years subject to a passing rent of £12,000 pax.

348a Wellington Road North: Let on an AST for £825 pcm/£9,900 per annum.

Total passing income: £33,900 per annum exclusive.

Utilities

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

Planning

We understand the property benefits from E/C1 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.