



0  
Bedroom

0  
Bathroom





C & R Hulme are delighted to offer this large 4660Sqft (433 SqMtrs) commercial building situated within a busy business area of Manchester Road. Local business include Asda Superstore Reddish, Wickes & Halfords as well as other established businesses. The building is situated over 2 floors with a lift suiting a variety of uses subject to necessary consents. Great access links into and out of the city with Stockport town centre and M60 links in close proximity.

**Ground Floor** 16.90m x 11.23m (55.45ft x 36.84ft)

Large retail area with service reception and storage area with shelf racking. Double entrance door to front as well as a tradesmen entrance at rear. Spiral staircase to first floor at front and stair cases to the rear as well as a lift. Offices W.C and kitchenette.

**1st Floor** 15.30m x 11.26m (50.20ft x 36.94ft)

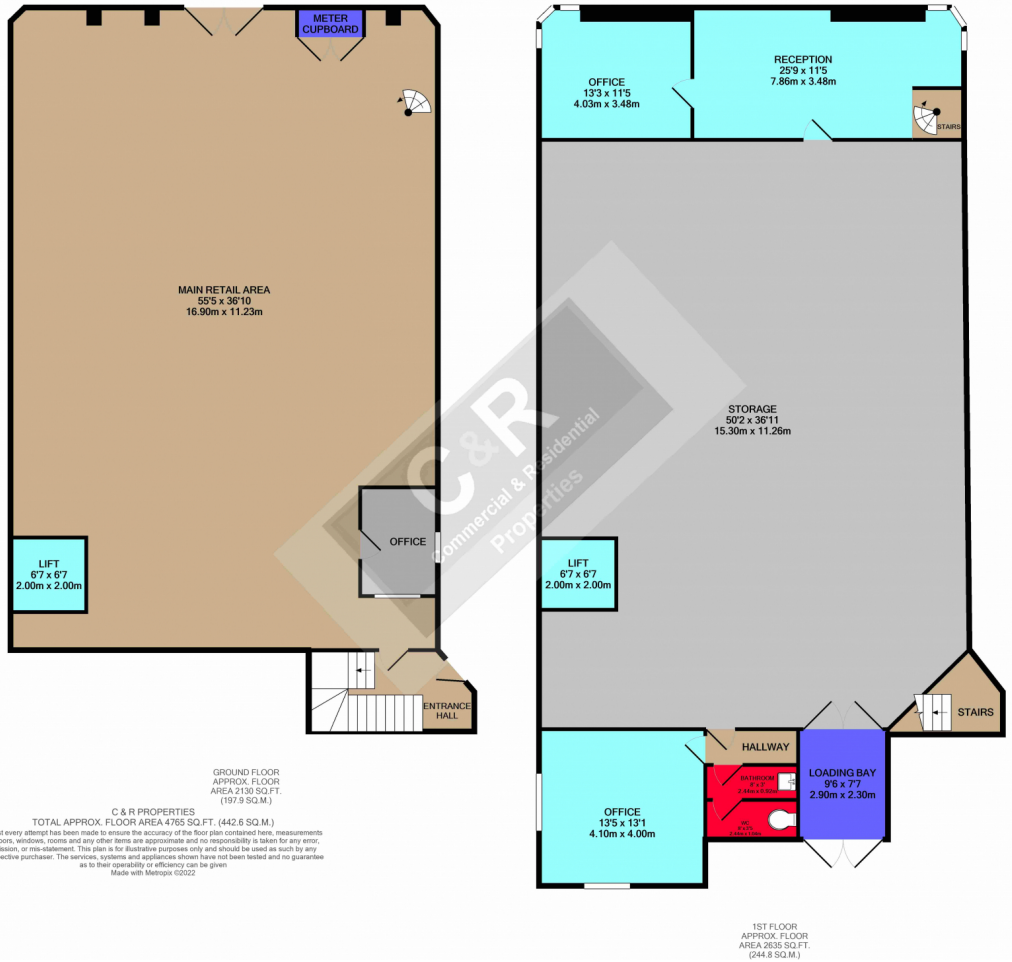
Large storeroom area with stack shelving, lift, loading bay with double doors. 2 x offices, reception area. W.C facilities

#### **Tenure**

Leasehold: By way of FRI lease . EPC Rating E:103

#### **Rateable Value**

£7,900.00. Maybe subject to small business rates VAT is applicable on all costs



**Energy Performance Asset Rating**

