



snapes

Robins Lane Consulting Centre, 3 Robins Lane – SK7 2PE
£645,000





Mixed Use Building ** Commercial Ground Floor ** Residential Apartment
First Floor ** Huge Potential ** 2 Bed Apartment Upstairs ** See Floor Plan for
Layout ** Close to Bramhall Village ** Good Size Rear Garden ** Ample Off
Road Parking at Front ** No Onward Chain ** Quick Purchase Possible

Are you looking for a new location for your business with the potential of additional income or live-in accommodation for your or staff? Then look no further, as this fantastic opportunity comes with lots of potential benefits including (subject to planning permissions), the potential of converting the entire building back to a fabulous residential home, or 2 residential units perhaps!

Further down we have tried to assist with the potential incomes which we believe are obtainable, please bear in mind economic and local market conditions can alter the income performance in both residential and commercial rental markets. Therefore the opinions below are for guidance and offered in good faith and not guaranteed.

Please note: This property is being sold as ONE although currently split into two spaces consisting of a ground floor commercial unit and upstairs residential apartment - See floor plans for more accommodation information and it is the buyers responsibility to check with their mortgage broker (if applicable) if they feel a residential mortgage could be granted on the apartment or entire building should you be looking to convert the space back to one residential home.

Any applications for change of use, commercial or residential will need to be carried out by the buyer, as the property is being sold as seen.

Currently this exciting investment building opportunity consists of:

- **Ground Floor** - Commercial Space (Surgery & Premises) Rateable Value £13,500.

Local Authority number of 6884003009 and a UPRN of 100012787354

Please see the floor plans for an idea of the shape, layout and design of the interior space.

We believe the potential rental income could be between £19,000 and £25,000 (Although subject to business types, potential rental income could be higher or lower).

- **First Floor** - Residential (Apartment) Council Tax A



- Mixed Use Commercial & Residential
- Ground Floor Commercial
- First Floor Residential
- 2 Bedroom Apartment Upstairs
- C 1,050 Square Foot Ground Floor
- Detached Building
- Close to Bramhall Village
- Huge Potential
- Off Road Parking
- Good Size Rear Garden

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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