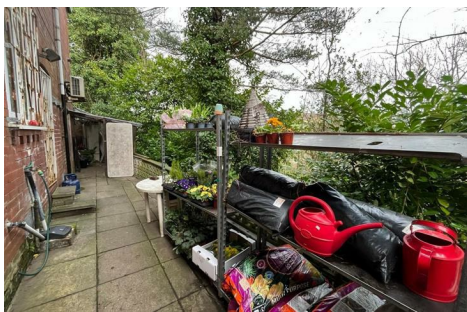


DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Wakefield Road, Heyrod, Stalybridge, SK15 3BY

FOR SALE AWARD WINNING "HEYROD VILLAGE STORE AND BUSINESS"

Substantial detached trading premises with potential for residential accommodation (subject to Planning Permission). Located at the heart of a prominent village setting, highly successful and very well established for over 28 years this family run business provides a vast array of specialist high quality provision, groceries, fresh fruit, vegetables, cheeses, meats and fish, together with amazing array of homemade meals including Sunday roast dinners, Afternoon Teas, wines, beers, spirits, fresh flowers and chocolates.

Price On Application



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Wakefield Road, Heyrod, Stalybridge, SK15 3BY

- Prominent Main Road Position
- Outside Forecourt Display Area
- Extensive Trading Area
- PRICE ON APPLICATION
- Outside On-road Customer Parking
- Freehold
- Potential Residential Accommodation (subject to Planning)
- Highly Visible Shop Frontage
- Detached
- Substantial Customer Base

Contd....

Outside catering, home delivery in addition high quality homemade cakes, including celebration and wedding cakes made to order. Weddings, Funerals and Special Occasions catered for.

This thriving business, together with its versatile accommodation and forecourt display area, form the central hub of Heyrod village life.

In nearly 30 years a special bond between the Store and Village has grown with a mutual respect, extending to travellers and passers-by alike. It has been hard earned and retirement has created a wonderful opportunity to pass this magical store onto the next custodian. WILL THAT BE YOU !!!!!!!!!!!!!

The Accommodation in Detail:

Main Sales Area

14'8 x 13'11 (4.47m x 4.24m)
(including recessed Entrance)

Adjacent Sales

11'5 x 7'5 (3.48m x 2.26m)

Further Produce Store/Sales

11'10 x 11'10 reducing to 10'9 (3.61m x 3.61m reducing to 3.28m)

Rear Hallway

Food Preparation Area

11'10 x 5'9 (3.61m x 1.75m)

Twin bowl stainless steel sink unit and base units, uPVC double glazed window, understairs Storage Area

Kitchen

13'10 x 11'9 plus bay (4.22m x 3.58m plus bay)

Large twin bowl single drainer stainless steel sink unit, uPVC double glazed bay window

Front Entrance Hallway

uPVC double glazed window

First Floor:

Landing

Room (1)

13'11 x 13'11 (4.24m x 4.24m)
uPVC double glazed window

Room (2)

12'0 x 8'3 plus bay window (3.66m x 2.51m plus bay window)
uPVC double glazed bay window.

Room (3)

10'6 x 11'5 (3.20m x 3.48m)
(plus bulkhead alcove). uPVC double glazed window

WC

8'8 x 5'5 (2.64m x 1.65m)
uPVC double glazed window, low level WC, wash hand basin with vanity storage unit below

Externally:

There is a Forecourt Garden Area.

To the left-hand side of the property there is a Car Parking Space

To the rear of the property there is a flagged Yard Area with basic covered storage.

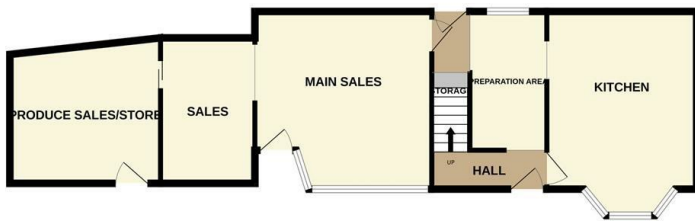


Directions

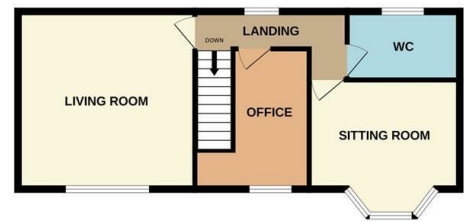


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

