



998 Stockport Road, Manchester, Lancashire M19 3WN
£600,000

Huge Shop with Multiple Apartments! Exceptional Investment Opportunity! Sanderson James are delighted to offer for sale this premises on Stockport Road and it's an ultra-modern office space over two floors along with three separate apartments. These apartments consist of two studio apartments and a good sized two bedroom apartment. The property has recently undergone a full renovation and is ready for an investor to take advantage of all the benefits which it has to offer. This building also has off road parking to the rear, so it has truly covered all possible desires. As you enter the commercial premises, you have a bright & welcoming reception area. There is a kitchen space with integrated oven and fridge as well as kitchen units already installed. Within the office premises are two w/c fitted with sinks and cupboards. As you go down the stairs you have separate individual private offices as well as a board room ideal for hosting important meetings. The first studio apartment can be accessed from the communal access at the front or from the rear. This is a fantastic size and with a single wall could easily be transformed into a one bedroom apartment. Again, the kitchen has already been fitted and has an integrated hob and space for all your other appliances. The living area is a great size and has a window overlooking the off road parking area. The floor is tiled throughout making for easy upkeeping and the shower room is a great size for any one bedroom apartment. Up next is the two bedroom apartment. Again, the space is excellent and offers a kitchen and living area with the remaining rooms. There is a shower room located just off from here and then two double bedrooms with space for wardrobes. On the final floor is a studio which is spacious enough, so you have a double bed, a living space and then a kitchen area just out of the way. The shower room is just off from the living area and is a similar size as the others. Viewings are highly recommended!

OFFICE PREMISES

Reception Area
25'11" x 13'9" (7.9 x 4.2)

Kitchen
8'10" x 6'2" (2.7 x 1.9)

Office Area
47'2" x 13'9" (14.4 x 4.2)

Board Room
19'0" x 13'1" (5.8 x 4)

Store Room
9'10" x 13'1" (3 x 4)

REAR APARTMENT

Living Area
33'9" x 14'1" (10.3 x 4.3)

Bathroom
8'10" x 3'3" (2.7 x 1)

MIDDLE APARTMENT

Living Area
12'9" x 10'5" (3.9 x 3.2)

Bathroom
6'2" x 5'10" (1.9 x 1.8)

Bedroom One
8'2" x 10'2" (2.5 x 3.1)

Bedroom Two
8'10" x 13'9" (2.7 x 4.2)

TOP APARTMENT

Living Area
13'9" x 22'11" (4.2 x 7)

Bathroom
3'7" x 6'10" (1.1 x 2.1)

sales opening hours
OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

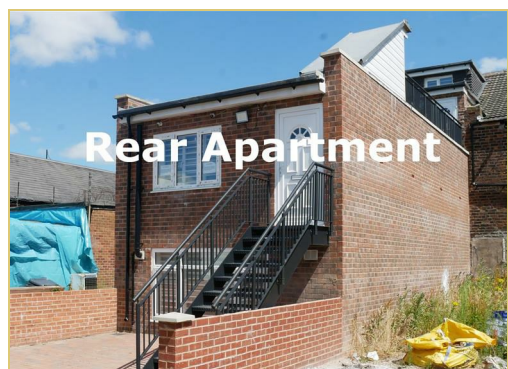
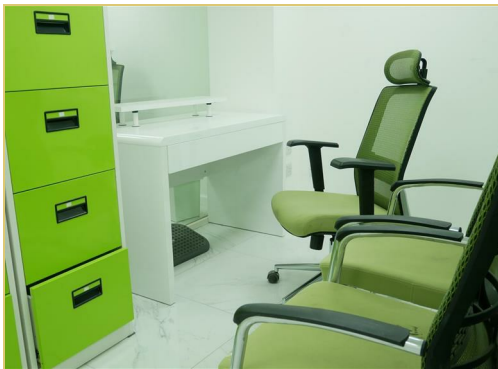
sales disclaimer
DISCLAIMER These particulars, whilst believed to be accurate are set out as

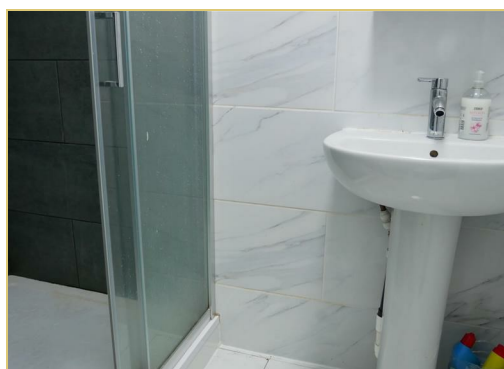
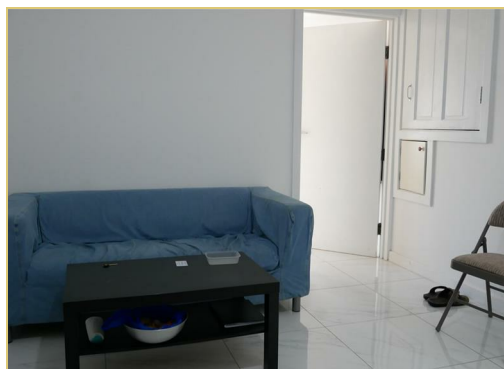
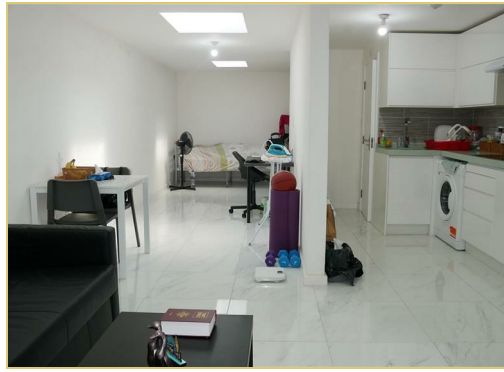
a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

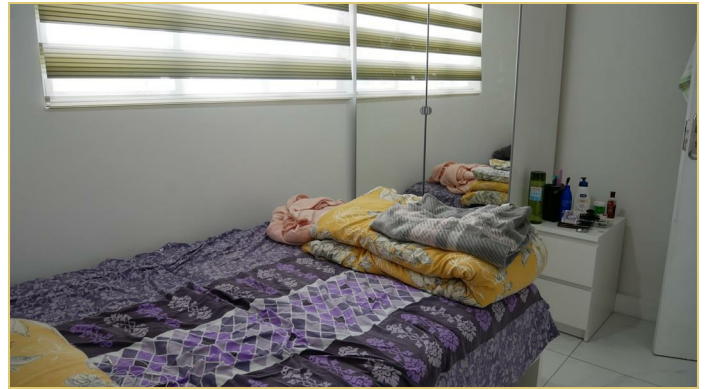
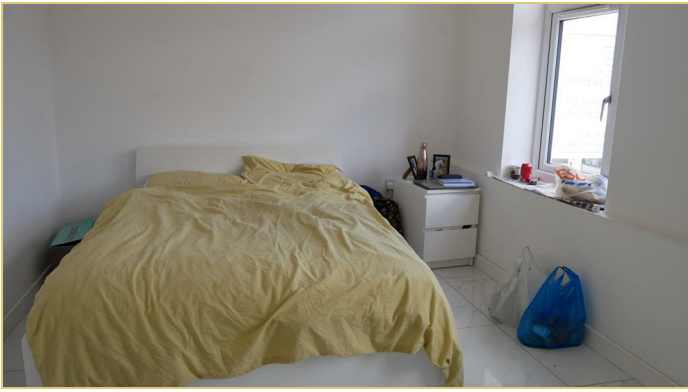
Are You Thinking Of Selling
THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

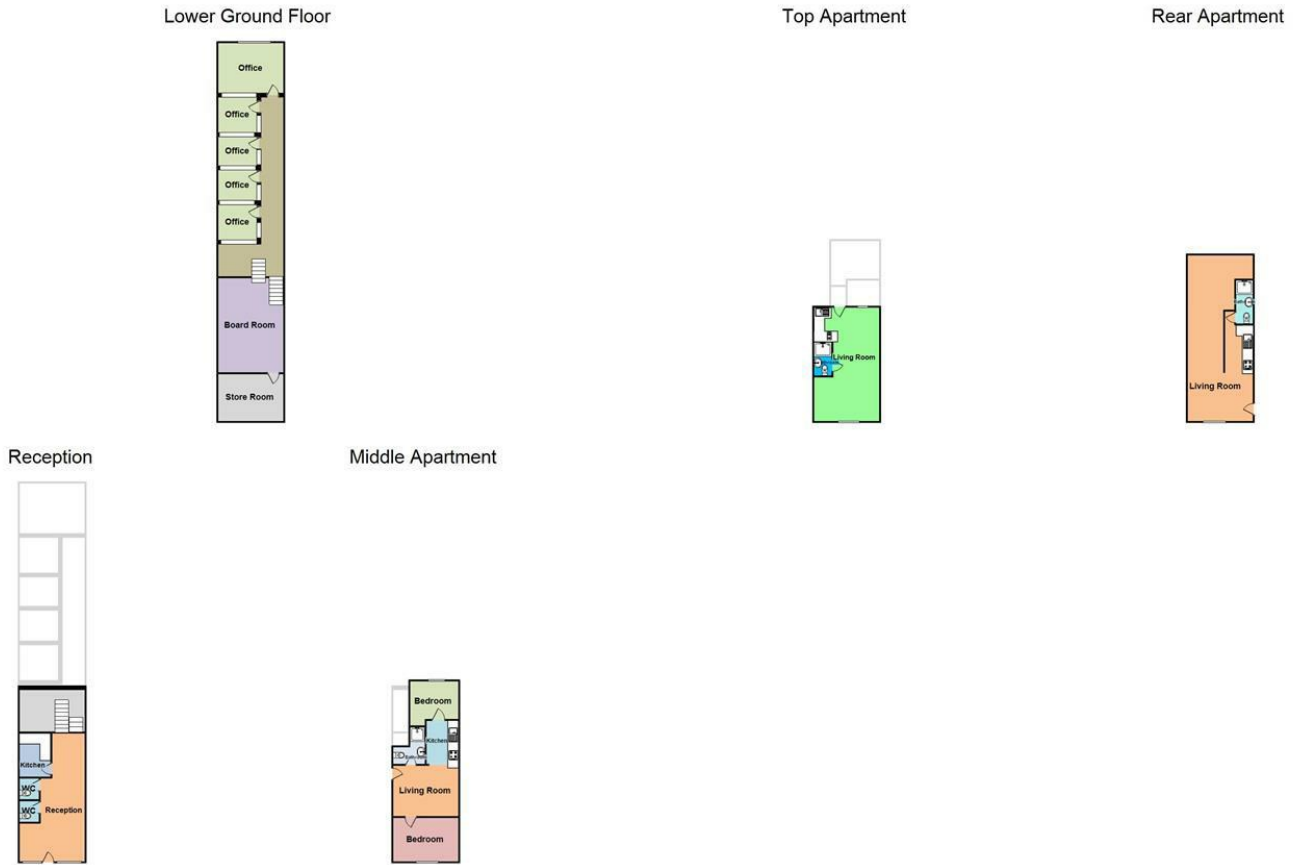
Sales Money Laundering
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)











Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

