

**46 MARKET STREET  
MARPLE  
SK6 7AD**

**FOR SALE**

**FREEHOLD SHOP WITH VACANT POSSESSION**



**GROUND FLOOR SALES WITH UPPER PARTS  
SUITABLE FOR COMMERCIAL OR RESIDENTIAL USE**

- CENTRAL LOCATION ON MARPLE MARKET STREET
- LARGE OPEN PLAN SHOP AREA
- PRIVATE REAR ACCESS LEADING TO FIRST FLOOR
- FIRST FLOOR CAPABLE OF OCCUPATION AS A FLAT
- REAR CAR PARKING SPACE
- REFURBISHMENT OPPORTUNITY
- SUIT OWNER OCCUPATION OR INVESTMENT

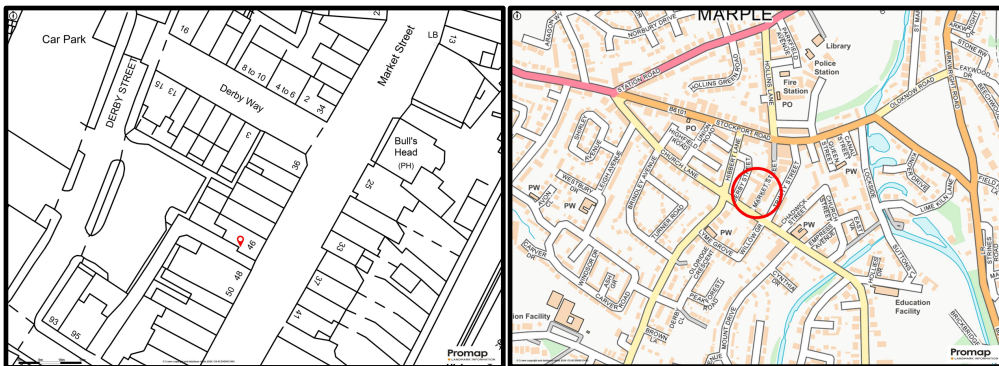


## LOCATION

The property is located on Market Street, the pedestrianised precinct in the centre of Marple, running between Stockport Road and Church Lane.

Market Street is lined with a range of national retailers and smaller independents. Multiple retailers include Peacocks (clothing), Iceland Foods, Boots Pharmacy and Superdrug. Smaller independents include the popular Bulls Head Pub, All Things Nice (deli / café) and Paul David Jewellery.

The property is located on the western side of the street and can be identified by our sale board on the front elevation. Access to the car parking space to the rear can be made across the public car park from Derby Street.



## DESCRIPTION

46 Market Street comprises a two storey property which has been occupied by our clients business for many years. The ground floor is given over to an open plan sales area with office and storage space to the first floor. This historically had been used as a flat and this could be reinstated by a purchaser.

The property is of brick construction, although the front elevation has been finished with cement render. It sits under a principally twin pitched roof covered with slates. The shop front is metal framed although the windows to the remainder are of timber.

The ground floor shop is capable of a range of uses. Connecting with the main area to one side is a smaller display area. Set to the rear is a toilet but not now used.

Stairs from the rear elevation rise to the first floor where the front area is given over to storage but with a staff kitchen to one side. To the rear is an office and WC / bathroom.



## ACCOMMODATION

DESCRIPTION	INTERNAL AREA (SQ M)	INTERNAL AREA (SQ FT)
Ground floor	50.67	545
First floor	45.71	492

## TERMS & OFFERS

Offers are invited for our client's freehold interest with Vacant Possession, in excess of £235,000.

## VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact **Tapp Chartered Surveyors** on **0113 243 0920**.

## SUBJECT TO CONTRACT

Details prepared April 2024





**IMPORTANT NOTICE** (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.