

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

9 Church Road,
Cheadle, SK8 4NG



£300,000

Investment Opportunity - Shop and Apartment
7.5% Potential Yield
Two Income Streams
Own Access Apartment
High Street Location
Existing Good Tenants

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***** PRIME RETAIL INVESTMENT OPPORTUNITY *** SHOP AND SEPARATE APARTMENT
*** HIGH STREET LOCATION ***** Callaghans are pleased to offer for sale this prime retail investment opportunity. With two income streams and long standing tenants this is an income generator from day one. The ground floor is a popular daytime café/coffee shop with well equipped kitchen and two rear store rooms. On the first floor is a well presented apartment with its own entrance at the rear. The apartment has an open plan lounge kitchen. Two double bedrooms and a well appointed bathroom with walk in shower. The property is currently occupied with good tenants, already generating income for you. Church road is central Gatley with many well established retailers close buy. There is a bus stop outside the door, on street parking close buy and the train station a short stroll away. With a good location, established tenants and spacious versatile property, this must be at the top of your list of prime investments. Contact Callaghans now to find out more.

SHOP

Retail Area 15' 5" x 29' 6" (4.7m x 9m)

Kitchen 10' 6" x 16' 5" (3.19m x 5m)

washroom 11' 0" x 2' 10" (3.35m x 0.87m)

Store One 15' 1" x 10' 2" (4.61m x 3.10m)

Store Two 7' 10" x 10' 2" (2.39m x 3.1m)

APARTMENT

Lounge 15' 8" x 12' 10" (4.77m x 3.9m)

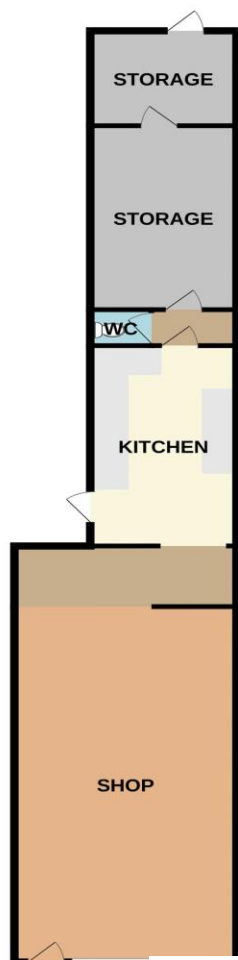
Kitchen 6' 11" x 10' 2" (2.1m x 3.1m)

Bathroom 7' 5" x 5' 6" (2.25m x 1.68m)

Bedroom One 11' 4" x 11' 0" (3.46m x 3.35m)

Bedroom Two 9' 7" x 10' 6" (2.91m x 3.21m)

GROUND FLOOR
959 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



measurements
any error,
in by any
I guarantee

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 or 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. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**