

## 16 HIGH STREET, CHEADLE, SK8 1AJ



### LOCATION

The property is situated in an excellent location on the busy High Street in Cheadle town centre. Cheadle is approximately 7 miles south of Manchester City Centre and 3 miles west of Stockport and within a 10 minute drive of the M60 and M52.

The High Street has a good mix of local and national operators including Boots, Iceland, Costa, RBS, Nationwide and Sainsbury's.

The area is well served by the rail network with Gatley and Cheadle Hulme stations providing a direct link to Manchester Piccadilly.

### DESCRIPTION

The property comprises a large double fronted premises within a frame construction with brick elevations under a part slate, part flat roof. The unit is largely open plan in nature with ancillary office, stores, WC and kitchen facilities towards the back of the property.

### FLOOR AREAS

Retail: 1,767 sq ft  
Office/retail: 525 sq ft  
Ancillary space: 508 sq ft  
**Ground Floor Total: 2,800 sq ft**

### DEVELOPMENT OPPORTUNITY

The property and site have excellent future development potential, with a large secure yard to the rear of the property and the possibility to increase the main property to a two story building. ( subject to planning)

### TENANT

The unit is currently let to Luxe Life Furniture on a 10 year full repairing and insuring lease from 5<sup>th</sup> May 2022 at a current rent of £50,000 per annum, with a tenant break at year 5.

### SALE PRICE

£675,000  
A purchase at this price would reflect an attractive initial yield of 7.04%.

### TENURE

The property is held Freehold.  
Title number: GM172480

### VAT

VAT is not payable.

### EPC RATING

The property has an EPC rating of C64.

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Harry Parker on 07392 582173.



HM Land Registry  
Current title plan

Title number **GM172480**  
Ordnance Survey map reference **SJ8588NE**  
Scale **1:1250**  
Administrative area **Greater Manchester :**  
**Stockport**



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 1000263

