

FOR SALE



THE BEECH TREE
128 OUTWOOD ROAD
CHEADLE
SK8 3LZ

FORMER PUBLIC HOUSE

- CLOSE TO MANCHESTER AIRPORT
- CAR PARK FOR APPROX 46 CARS
- RE-DEVELOPMENT OPPORTUNITY - SUBJECT TO PP
- OWNER OCCUPIER POTENTIAL

LOCATION

The Beech Tree is a former pub in the middle of Heald Green on Outwood Road. The property is approx 0.57 of an acre which may be suitable for residential conversion or a new build subject to planning permission. The property lies approx 0.5 miles from the new Bloor Homes development on Wilmslow Road which has 325 new build homes. Outwood Road is just a short stroll from the amenities of Heald Green village plus its great for transport links and Manchester Airport is easily accessible too, being approx 3 miles from the property via the new Manchester Airport Relief Road (A555).

Nearby Handforth Dean Retail Park and Stanley Green Retail Park offer a broad and diverse mix of retailers including Tesco, Marks & Spencer and Next amongst others and there are an excellent range of leisure facilities. Handforth and Heald Green village centres are within walking distance and offer a wide range of local and everyday amenities. Wilmslow town centre which boasts a mix of quality restaurants and shops is approximately 5 minutes drive away and Manchester city centre just 25 minutes.

DESCRIPTION

The property is a detached 2 storey property with brick and stone clad elevations beneath a pitched slate roof. There are various single storey additions beneath flat and lean-to roofs. Car park to the front for approximately 16 vehicles, and at the rear for approximately 30. Ground Floor has an Open plan trading area with a games area to the left hand side with timber floor. There is a lounge area to the right hand side and this has a carpeted floor with a timber apron to the servery. There is an elevated seating area to the rear at the right hand side with timber flooring and a feature fireplace. Also to the ground floor are ladies and gents customer toilets, kitchen with Altro floor and a range of stainless steel catering equipment, together with tiled walls and storeroom. The First Floor consists of 4 bedrooms, living room, kitchen, bathroom and separate WC. The Basement: has a Beer cellar. Boiler room. Storeroom.

ACCOMMODATION

Land 0.57 Acres 0.23 Hectares

BUSINESS RATES

Stockport MBC, we are advised that the current rateable value is £15,750. The property is within Band A for Council Tax purposes.

EPC

The EPC Rating for the property is C.

PRICE

£1,200,000

VAT

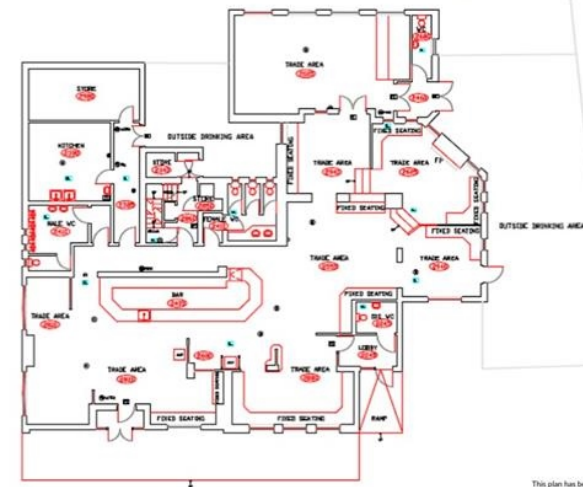
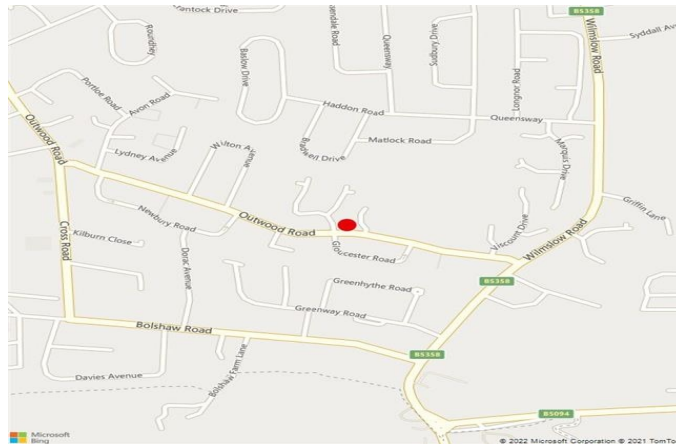
All prices are exclusive of but may be liable to VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs

VIEWINGS

Viewings are strictly by appointment. Please call 01625 262222 for more information.



This plan has been provided for