



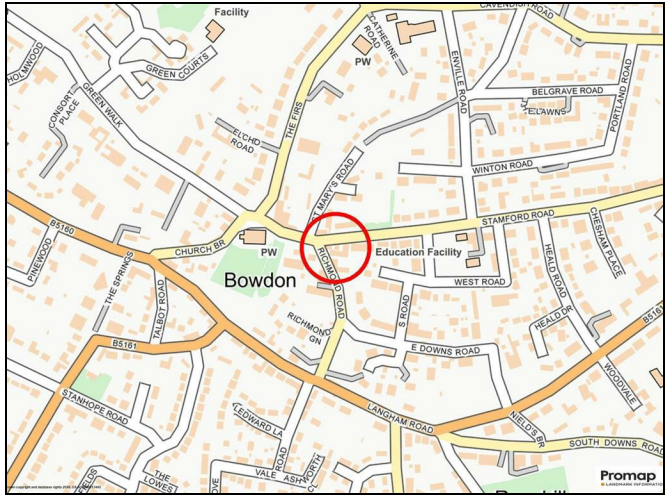
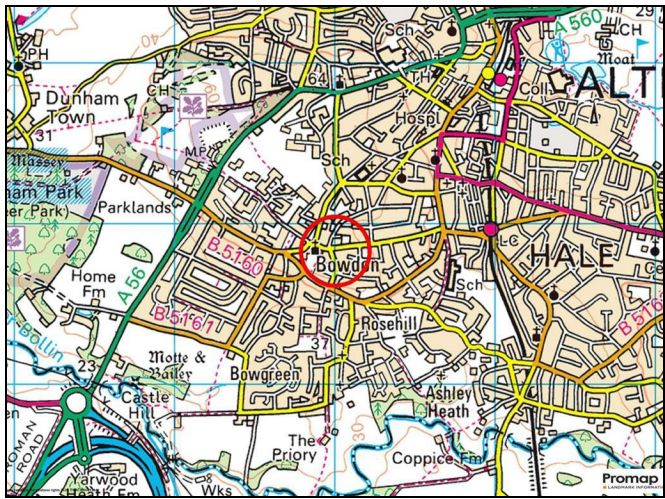
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

8 Stamford Road
Altrincham, WA14 2JR



AN OPPORTUNITY TO ACQUIRE A SUBSTANTIAL VICTORIAN PROPERTY IN THE HEART OF THE BOWDON CONSERVATION AREA, OFFERING EXCEPTIONAL POTENTIAL FOR INVESTORS OR OWNER OCCUPIERS, CURRENTLY COMPRISING A RETAIL UNIT WITH OFFICES, CELLARS AND TWO BEDROOM ACCOMMODATION, WITH SCOPE FOR REFURBISHMENT AND RESIDENTIAL CONVERSION (SUBJECT TO PLANNING), WITH AN ESTIMATED POST MODERNISATION RENTAL POTENTIAL OF £35,000-£40,000 PER ANNUM.

£550,000

in detail



An interesting investment or owner occupier opportunity to acquire this substantial Victorian property, located right in the heart of the Bowdon Conservation Area at the top of Stamford Road and currently configured as a Retail Unit with associated back offices and Lower Ground Floor Cellars, with 2 Bedroom living accommodation over the two upper floors.

The property is in need of complete modernisation and offers scope to either retain the existing part retail/commercial and residential or to convert the whole building for residential use, either as a single property or two separate apartments, subject to any necessary planning consents.

This could be for an owner occupier or and investor looking to achieve a rental yield.

As it stands, the property extends to approximately 2645 square feet over Four Floors, as follows.

GROUND FLOOR RETAIL AND BACK OFFICES – 755 SQFT

LOWER GROUND FLOOR CELLARS – 602 SQFT

FIRST AND SECOND FLOOR LIVING ACCOMMODATION – 1276 SQFT

If modernised, we estimate that the potential rental income for the whole building would be circa £35,000 to £40,000 per annum depending on use and specification.

A really interesting opportunity in a first class location, suitable for a wide range of buyers.

- Freehold
- Council Tax Band C

