



32 Upper Brook Street
Stockport SK1 3BP
Or Nearest Offer £235,000

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32 Upper Brook Street

Stockport SK1 3BP Or Nearest Offer £235,000

A Freehold Warehouse/Industrial Unit complete with Yard and Covered Area (1200 sq.ft. approximately).

Situated close to St Mary's Way (A6188), this Unit is ideal for a variety of uses. It was formerly a builder's yard and is now available due to retirement. The Unit is ideal being close to the M60 and Stockport Retail Centre.

The Yard is completed enclosed and accessed through metal gates. The Yard is concreted and has an area covered for open storage. The building is single storey with a steel frame with profile sheet cladding.

The overall site area is 3046 sq.ft. (283 sq.m.) approximately.

- Single Storey Industrial/Warehousing
- Three Phase Electric
- Warehouse 1200 sq.ft.
- Roller Shutter Door
- Head Room 4.4m reducing to 3.4m
- Close to M60
- Central Location
- Excellent Potential
- Freehold

Warehouse
33'3 x 26'8"
Area 886 sq.ft.

Storage Room/Office 1 20' x 9'6" - 190 sq.ft.
Storage Room/Office 2 13' x 9'6" - 123 sq.ft.

Toilet Area with WC

Roller Shutter Door

Yard
Concreted, Enclosed, Gated and open covered area.

Services
Electricity, drainage and water (Vendor to confirm details)

Rateable Assessment
To Be Advised Business Rates 2026/2027
A buyer may qualify for Business Rates Relief.

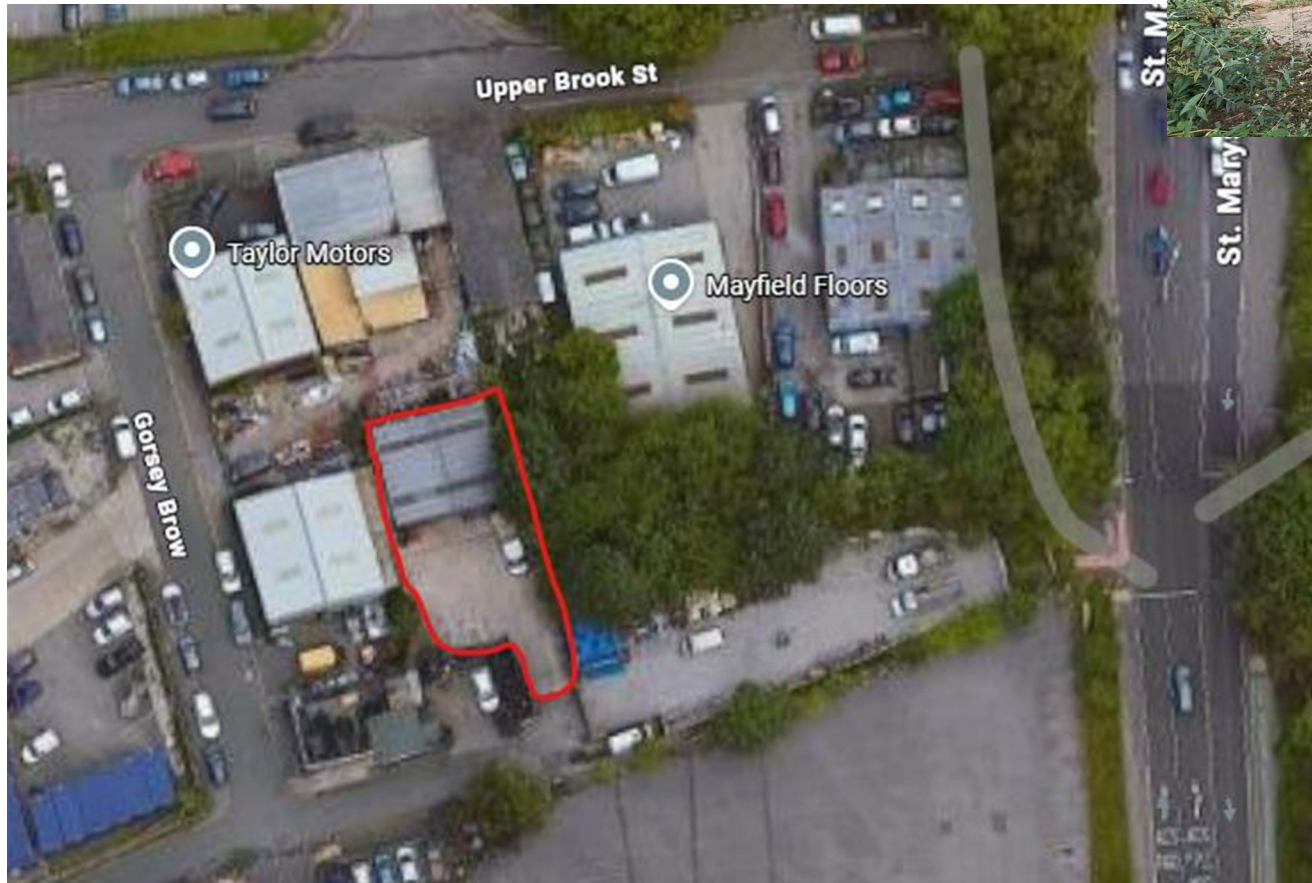
Please check with local authority (Stockport) with regards to this..

VAT
We are advised that the premises are not subject to VAT on the purchase price.

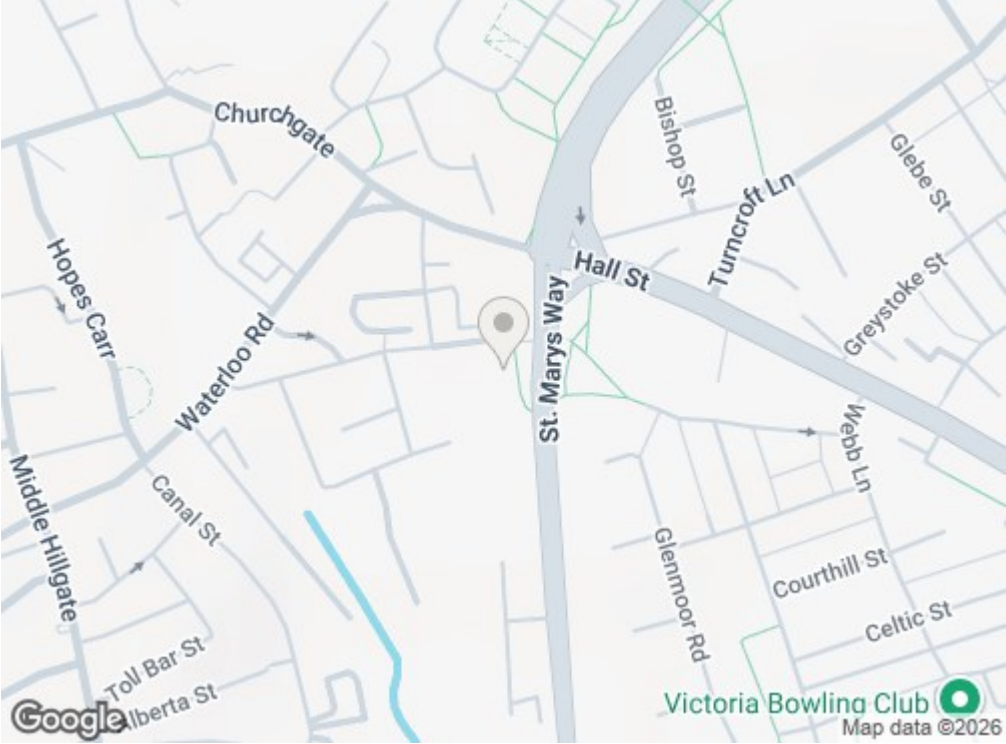
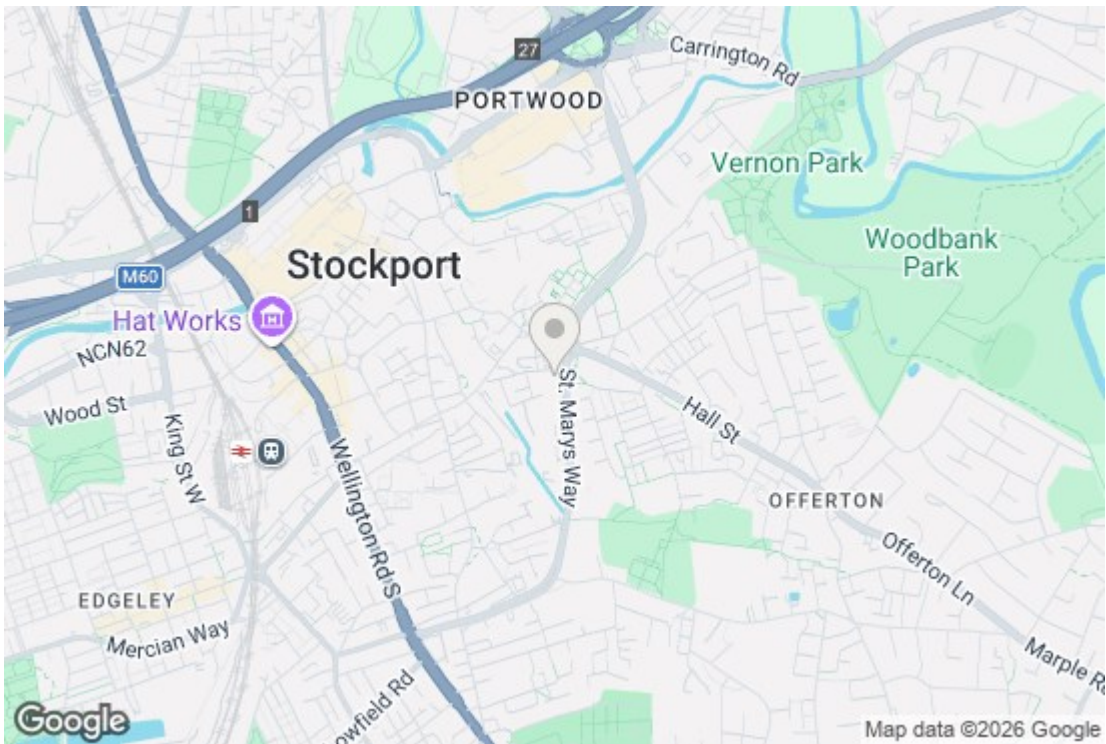
Viewing by appointment only.



Tenure: Freehold
Council Tax: Stockport MBC



To view this property call Main & Main on 0161 491 6666



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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	

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Company Registration No. 5615498