



**M.J. SCOTT**  
GARDEN BUILDINGS  
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**M.J. SCOTT**  
GARDEN BUILDINGS

11A Massie Street  
Stockport SK8 1BW  
Price £55,000



MAINANDMAIN.CO.UK



# 11A Massie Street Stockport SK8 1BW

Price £55,000

Business For Sale trading as M.J. Scott Garden Shed, Summerhouses and Chalet-Log Cabins. (Only available due to retirement).

Established in 1961 and situated in the heart of Cheadle Village next to the main car parking, this business has an excellent reputation within the local community. It occupies a corner position and is clearly marked on the site plan within our details.

The site is ideal as it is able to display various types of wooden structures which should suit most home owners requirements.

Cheadle Village is situated some seven miles south of the City Centre with other centres such as Gatley, Heald Green, Cheadle Hulme, Bramhall, and Stockport all within a short drive.

The business has an excellent catchment area.

This is an excellent opportunity to acquire a well established profitable business with scope to expand.

Tenure: Freehold  
Council Tax: Stockport M B C

- Corner Plot
- Excellent Business Opportunity
- Well Regarded Locally
- Established since 1961
- A Rare Opportunity

## Lease Term

We understand the Landlord will grant a new lease to a buyer however the existing lease has a short period to run so could be assigned with a lease extension granted for a term to be agreed.

Present rent £2200 per annum however this will be rising to current market rent.

## Information

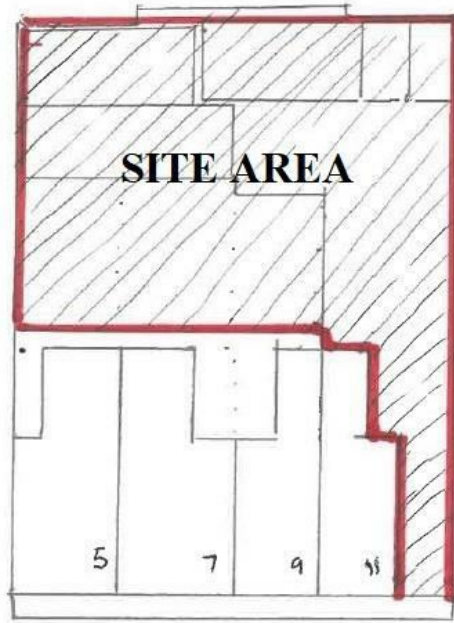
On the site are three workshops/sheds. Space for displaying available units. Additional land now available within the site - Land available shown shaded.

Our Client has provided three years detailed trading and profit and loss accounts. Only available to show to serious interested parties. Ford Transit Flat Bed included in the sale.

NB

Stock at Valuation on day of completion





To view this property call Main & Main on 0161 437 1338



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.

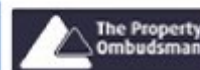
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1<sup>st</sup> Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498