Market Street
Stalybridge, SK15 2AA

Offers over £350,000

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A substantial mixed-use commercial property currently operating as a bistro, prominently located on Market Street in Stalybridge and benefiting from easy access to the town centre and Stalybridge train station. The property offers an excellent investment and trading opportunity, combining a ground-floor commercial premises with income-generating residential accommodation above.

The building benefits from four rental bedrooms, which have shared access to kitchen and bathroom facilities, and currently generate a yield of just over 7%, enhancing the overall investment appeal. This is a substantial building offering well-configured accommodation arranged over multiple levels.

The ground floor comprises a reception and restaurant area open plan to the kitchen, together with WC facilities. A cellar is located at basement level and provides additional storage space. A separate entrance to the rear of the property gives access to the upper floors, ensuring separation between the commercial and residential elements. The first floor provides two bedrooms along with a kitchen and bathroom, while the second floor accommodates two further bedrooms.

The existing bistro business is also available for purchase by separate negotiation at a price of £100,000, offering a turnkey opportunity for an investor or owner-operator.

GROUND FLOOR

Reception 21'2" x 19'11" (6.45m x 6.08m)
Door to front, two windows to front, radiator, open plan to:

Kitchen Area 13'11" x 11'11" (4.23m x 3.63m)
Window to rear, door leading out to rear.

Hall
Access to the cellar, door leading to:

WC
Window to rear. Pedestal wash hand basin and low-level WC.

BASEMENT

Cellar 13'3" x 18'5" (4.04m x 5.62m)

Flat Entrance
Stairs leading to first floor.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Kitchen 14'0" x 9'1" (4.26m x 2.78m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with drainer and taps, plumbing for washing machine, space for fridge/freezer, built-in oven and hob, window to rear.

Bedroom 1 14'10" x 14'9" (4.52m x 4.50m)
Two windows to front.

Bedroom 2 14'0" x 11'2" (4.26m x 3.40m)
Window to rear.

Bathroom 6'0" x 7'0" (1.82m x 2.13m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls.

SECOND FLOOR

Landing
Doors leading to:

Bedroom 3 14'0" x 12'5" (4.26m x 3.78m)
Window to side.

Bedroom 4 11'0" x 8'10" (3.36m x 2.68m)
Velux window to side.

OUTSIDE

Paved yard area to rear with access to first floor.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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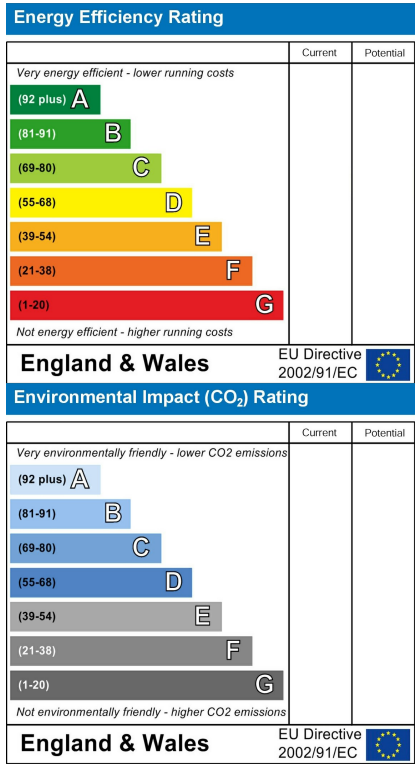
Total area: approx. 147.2 sq. metres (1583.9 sq. feet)