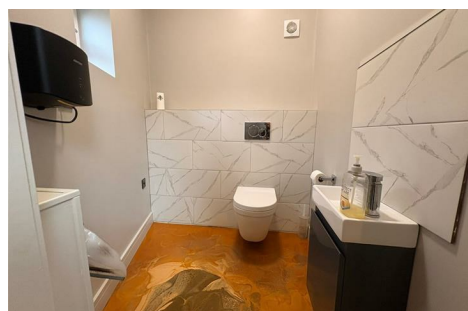
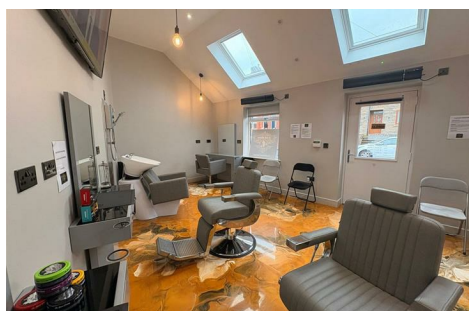


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Stocks Lane, Stalybridge, SK15 2NU

Dawsons are pleased to offer for sale this modern, high quality, detached retail property (floor area 35 square metres), currently being used as a barbers. Located in a popular area of Stalybridge with a high volume of passing traffic. The property is in excellent condition throughout and ready for immediate occupation. The property offers potential for a variety of uses (subject to usual permissions). Parking to the side. Viewing recommended.

Price £160,000

Stocks Lane, Stalybridge, SK15 2NU

- Detached high quality property
- Modern kitchen and WC
- Great investment opportunity
- Currently used as a barber shop
- Infrared energy heating & Resin Flooring
- Popular area with a high volume of passing traffic
- Suit a variety of uses (STP)
- Parking to side

Entrance

Door to front

Work space

27 x 13'8 (8.23m x 4.17m)

Two upVC double glazed windows, three uPVC double glazed Velux windows, resin flooring, recessed spotlights, infrared energy heating.

Kitchen

4'8 x 5'8 (1.42m x 1.73m)

Fitted with wall and base units with worksurface over, inset sink and drainer with mixer tap, plumbing for washing machine, resin flooring.

WC

5'8 x 4'2 (1.73m x 1.27m)

uPVC double glazed window, fitted with a vanity wash hand basin and low level WC, tiled splashbacks, wall mounted boiler, resin flooring.

Outside

Parking space to side

AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

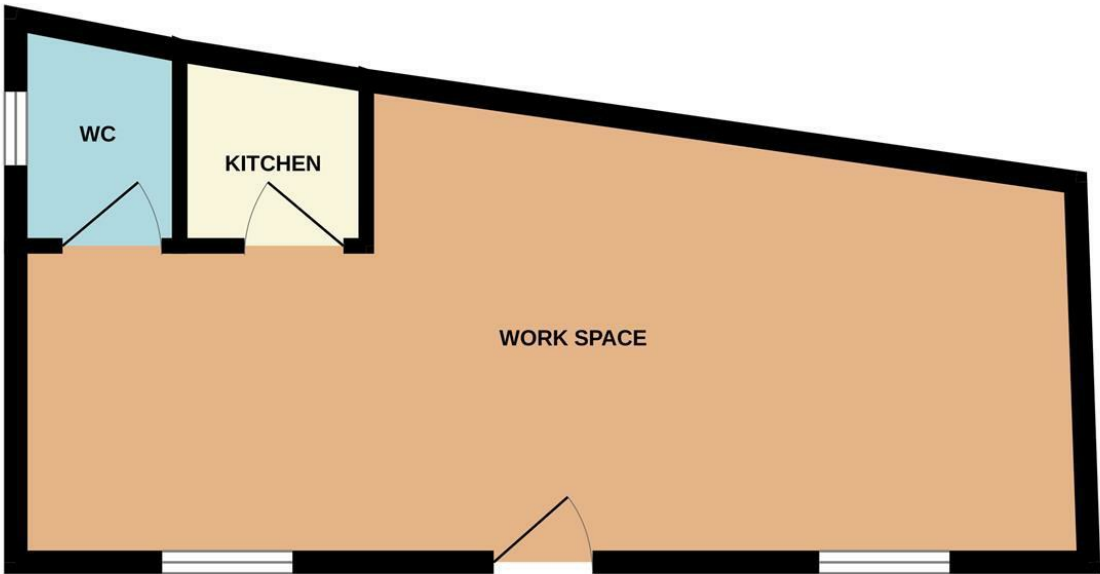


Directions



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(91-91) B		
(69-80) C			(89-90) C		
(55-68) D			(75-88) D		
(39-54) E			(59-54) E		
(21-38) F			(31-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	