

**75 Wellington Road South
Stockport
SK1 3RU**

For Sale

£145,000 subject to contract



66 sq.m (710 sq.ft)

**Two storey retail/office premises with additional
cellar area of 37.5 sq.m (404 sq.ft)**

- Gas fired central heating installation
- Security alarm
- Security shutter over display window
- Part UPVC double glazed window units
- Stockport's mainline rail station within a few minutes' walk
- M60 motorway within a few minutes' drive
- Stockport's extensive retail centre is within 5 minutes' walk

Location

The property is prominently located on Wellington Road South (A6) within a short walk of Stockport's mainline rail station, bus station and extensive retail centre. Stockport has benefitted from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange and Redrock leisure retail scheme. Town centre occupiers now include Holiday Inn Express, Travel Lodge, The Light Cinema, Pizza Express, Primark, Marks and Spencer Simply Food and many others. The M60 motorway is within 5 minutes' drive and Manchester Airport is within 15 minutes' drive. (SatNav:SK1 3RU)

Description

A mid-parade two storey retail/office property with brickwork elevations and a pitched slated roof. The property presently provides retail/office space to the ground floor and office space to the first floor, although, would suit conversion to residential, subject to any necessary consents.



Ground Floor

31.7 sq.m (341 sq.ft) net internal area, including main sales area with maximum dimensions of 3.79m (12'5") x 8.43m (27'8"), kitchenette with twin bowl sink unit and cupboard. In addition there is a toilet cubicle with a WC.

First Floor

34.3 sq.m (369 sq.ft) net internal area, including room 1, room 2, room 3 and kitchenette with twin bowl sink unit. In addition there is a toilet cubicle with a WC. Door to rear yard.



Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Basement/Cellar

37.5 sq.m (404 sq.ft) gross internal area, providing two main rooms with headroom of 1.58m (5'2") and housing the gas meter, water meter and two electric meters (details to be confirmed).



Car Parking

There are a number of 'Pay & Display' car parking facilities in the immediate vicinity.

Security

The property is fitted with a security alarm system and a security shutter over the display window.

Services

Available services include, gas, electricity, water and drainage. The property is fitted with gas fired central heating and fire alarm installations. We understand that the two floors are separately metered for electricity (to be confirmed).



Energy Performance

Energy Performance Asset Rating C-58. EPC available on request.

Rateable Assessment

Rateable Value: £7,500

Business Rates Payable 2023/24: £3,742.50

NB: You may qualify for 100% Business Rates Relief - please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Tenure

Freehold.

Purchase Price

£145,000 subject to contract.



Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS
Email: enquiries@fairhurstbuckley.co.uk
www.fairhurstbuckley.co.uk

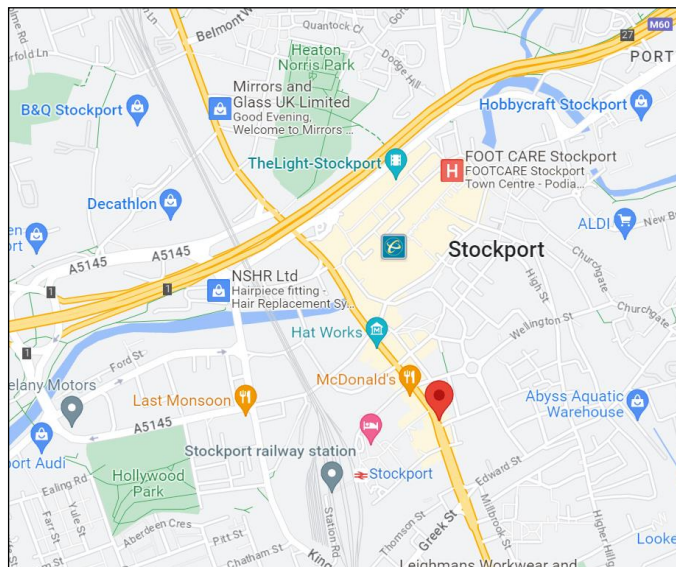
Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



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