

**60 Castle Street,
Edgeley, Stockport,
SK3 9AD**

For Sale

£135,000 subject to contract



91.6 sq.m (986 sq.ft)

Two storey retail property

- Suspended ceiling with surface mounted lighting
- Sales area internal width 4.11 m (13'6") sales area internal depth 11.6 m (38'1")
- Security shutters over the shop front and entrance door
- Potential for living accommodation at first floor level (subject to any necessary consents)
- Forming part of the busy Castle Street shopping area
- Within 5 minutes' walk of Stockport's mainline rail station
- Within 5 minutes' drive of junction 1 of the M60 motorway

Location

The property is located on Castle Street in Edgeley's busy retail centre where other occupiers include Home Bargains, Boots, Co-operative Food and Greggs, amongst many others. Stockport's mainline rail station is within 5 minutes' walk and Stockport town centre and junction 1 of the M60 motorway are within 5 minutes' drive.

(SatNav: SK3 9AD)

Description

A two storey, mid parade, retail property with brickwork elevations and a pitched slated roof. Internally the ground floor benefits from a suspended ceiling with surface mounted fluorescent lighting and slat boarding. The first floor has been part converted into residential accommodation but the work has not been completed and there has been no formal approval by Building Control. There is no rear access to the property.

Ground Floor

63.6 sq.m (685 sq.ft) net internal area, including front sales area with maximum dimensions of 4.21 m (13'10") wide and 11.6 m (38'1") depth and rear store areas with sink unit and electric water heater. In addition there is a toilet cubicle with a WC.



First Floor

28 sq.m (301 sq.ft) net internal area. The first floor presently provides storage space, although it's part fitted out for residential use (without consent).

Car Parking

There is short stay car parking along Castle Street, pay & display car parking nearby and further on road car parking on the adjoining side roads.

Security

There are security shutters fitted over the shop front.

Services

Available services include, 3 phase, electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating C-64. EPC available on request.



Rateable Assessment

Rateable Value: £6,900

Business Rates Payable 2023/24: £3,443.10

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

£135,000 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

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.

Possession

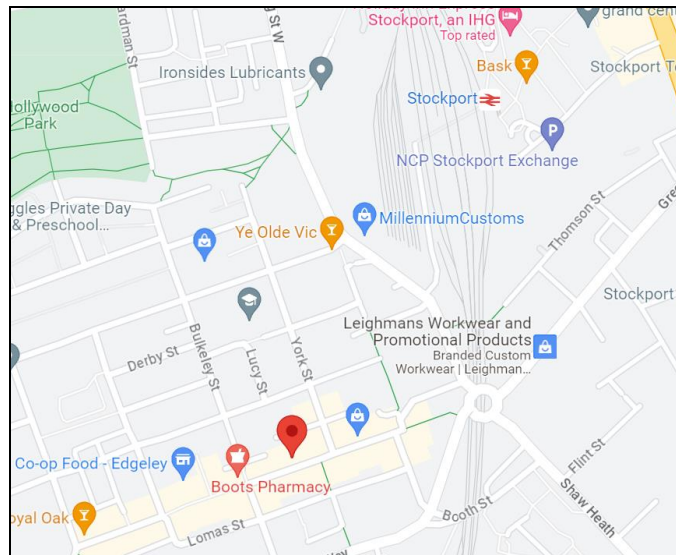
Available following completion of legal formalities, subject to agreement on specific dates between the parties.



Important Note

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

Location Map



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3535RET-06/10/23-Draft.1)

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.