

**308 London Road  
Hazel Grove  
Stockport, SK7 4RF**

**For Sale**

**£265,000 subject to contract  
(Immediate vacant possession)**



**199.6 sq.m (2,149 sq.ft)**

**Very prominently located and well appointed office/  
potential showroom property with rear warehouse**

- Gas fired central heating installation
- UPVC double glazed window units
- Part suspended ceilings with integral lighting
- May suit alternative uses
- High quality fitted kitchen
- Prominently located at the Rising Sun junction of London Rd/Buxton Rd (A6) and Macclesfield Rd (A523)
- Within a few minutes' drive of the A555 Manchester Airport Eastern Link Road
- Hazel Grove occupiers include M&S Simply Food, Sainsbury's, Asda, McDonald's, KFC and American Golf
- M60 motorway within 15 minutes' drive
- Manchester Airport within 15 minutes' drive
- Immediate vacant possession

## Location

The property is very prominently located at the Rising Sun traffic light junction, where London Rd/Buxton Rd (A6) meets Macclesfield Rd (A523). The A555 Manchester Airport Eastern Link Road is within a few minutes' drive. Hazel Grove is a popular residential and commercial location and adjoining residential areas include Poynton, Bramhall and Marple, which all offer good educational and recreational facilities. Hazel Grove occupiers include M&S Simply Food, Sainsbury's, Asda, McDonald's, KFC and American Golf. There are regular bus services along the A6, rail services are available at Hazel Grove rail station (10 mins walk), the M60 motorway is within approximately 15 minutes' drive to the north and Manchester Airport is within approximately 15 minutes' drive. (SatNav: SK7 4RF)



## Description

A well appointed, mainly two storey office/potential showroom and warehouse property with brickwork elevations and a mainly pitched slated and part flat felted roof. The property benefits from part UPVC double glazed window units, part suspended ceiling with integral lighting and good natural light. In addition, there is a single storey warehouse to the rear, which is also of brickwork construction with a part timber trussed roof with profiled metal sheet roof covering and part flat felted roof.



## Ground Floor

70.2 sq.m (756 sq.ft) net internal area, including general office area 1, general office area 2, server room, file area and file room. In addition there is a gents toilet area with WC, urinal and wash basin.



## First Floor

47.1 sq.m (507 sq.ft) net internal area, including office 3, office 4, office 5 and kitchen area with high quality fitted units and sink unit (availability of appliances to be confirmed). In addition there is a ladies toilet/bathroom with WC, wash basin and bath with shower over.

## Rear Warehouse

82.3 sq.m (886 sq.ft) gross internal area, providing useful storage space. There is a side passageway giving external access to a small rear yard and to the warehouse.



## Advertising Hoarding/Board

There is an advertising hoarding/board which generates an income of £1,000 per annum exclusive. Held on a 3 year agreement from 01/12/2010 with 12 months notice to terminate by either party thereafter. (details to be confirmed).

## Car Parking

There is a large public car park just over the road (A6) within Torkington Park.

**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.



## Security

The property is fitted with a security alarm installation (to be confirmed).

## Services

Available services include, gas, electricity, water and drainage. The property is network cabled and fitted with a gas fired central heating installation and an electric wall mounted heater to the rear ground floor office.



## Energy Performance

Energy Performance Asset Rating C-63. EPC available on request.

## Rateable Assessment

Rateable Value: £11,250

Business Rates Payable 2023/24: £5,613.75

**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

Long leasehold. 999 years from 29/09/1896 (Title number GM3444)

## Purchase Price

£265,000, 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](mailto:enquiries@fairhurstbuckley.co.uk)

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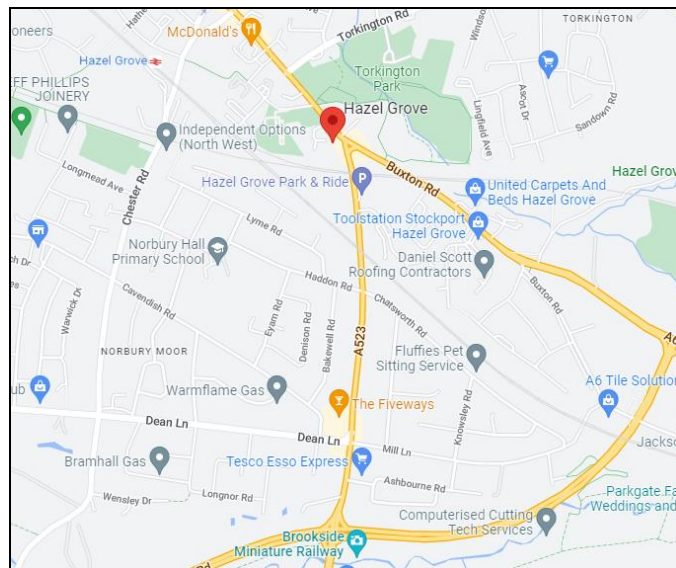
## Possession

Vacant possession will be available following completion of legal formalities and 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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