

**74 & 74a Cheadle Road,  
Cheadle Hulme, Cheshire,  
SK8 5DU**

**For Sale**

**£750,000 subject to contract**



**394.3 sq.m (4,244 sq.ft)**

**Detached, three storey retail and residential property on a site of 585 sq.m (700 sq .yds/0.144 acre) suitable for a variety of uses or redevelopment.**

- Ground floor area 225.2 sq.m (2,425 sq.ft)
- Forecourt to the front and land/access to the side and rear
- Site frontage 19.2 m (63') and site depth 30.5 m (100') approx
- Gas fired central heating in part
- Internal width of sales area 13.54 m (44' 5")
- Part UPVC double glazed window units
- Prominently located on the main road between Cheadle Hulme and Cheadle
- Close to the A34 corridor and extensive retail/leisure facilities
- M60 motorway within 10 minutes' drive
- Manchester Airport within 10 minutes' drive

## Location

The property is prominently located on Cheadle Road, which is the main road between Cheadle Hulme and Cheadle, close to the Cheadle College and the Village Hotel. Opposite the property there is a Co-op supermarket and local amenities are provided in the centre of Cheadle Hulme, which is within a few minutes' drive and occupiers include Waitrose, Asda, Wetherspoons, Gusto, Costa Coffee, Majestic Wine, John Millington pub and many others. The property is within a few minutes' drive of the A34 corridor, where there are extensive retail/leisure facilities including John Lewis, David Lloyd Leisure, TGI Fridays, Sainsbury's and many others. The M60/M56 motorways and Manchester Airport are within 10 minutes' drive. (SatNav: SK8 5DU)

## Description

A detached, three storey retail and residential property on a generous plot and suitable for a variety of uses, including conversion/redevelopment (subject to any necessary consents). The property provides retail space at ground floor level with living accommodation above on two levels.



## Ground Floor

225.2 sq.m (2,424 sq.ft) net internal area overall, providing a range of retail and storage areas.



## First Floor

108.4 sq.m (1,167 sq.ft) net internal area, including office/bedroom one, kitchen area, former bar area, substantial lounge area, substantial dining area, a second dining area with spiral staircase, bedroom two and laundry room. In addition there are lobbies, bathroom one with bath, shower over and wash basin, toilet area with WC, bathroom two with raised bath, bidet, WC, wash basin and sauna.



## Second Floor

60.6 sq.m (653 sq.ft) net internal area providing bedroom three, bedroom four, attic room one and attic room two.



**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.

## Site

The property has an overall site area of 585.3 sq.m (700 sq.yds/0.144 acre) and provides potential for vehicular access down the left hand side of the property and rear car parking. There is presently a greenhouse to the rear of the property.

## First Floor Patio Area

There is a first floor patio area to the roof of the rear single storey section.



## Services

Available services include, gas, electricity, water and drainage. The property is partially heated by way of a gas fired central heating installation.



## Energy Performance

Energy Performance Asset Rating E-113. EPC available on request.

## Rateable Assessment

Ground Floor Rateable Value: £26,500

Business Rates Payable 2024/25: £13,223.50

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

Council tax will be payable in addition in relation to the living accommodation. Council Tax Band B (details to be confirmed).

## Tenure

Freehold

## Purchase Price

£750,000 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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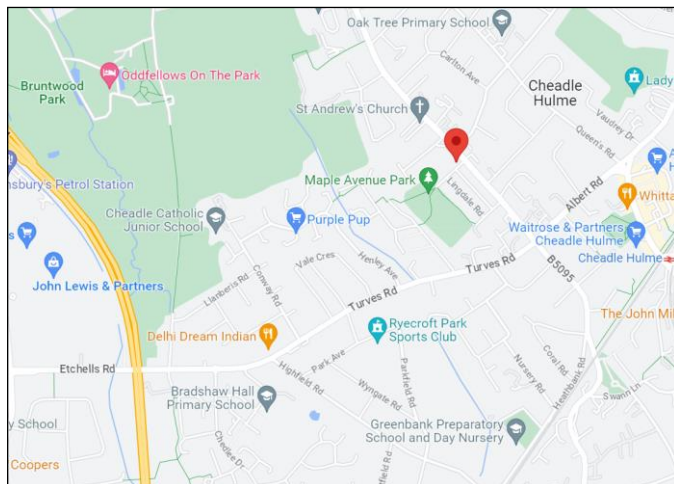
## Possession

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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