

**101 & 101a London Road
Hazel Grove
Stockport, SK7 4AX**

For Sale

£325,000 subject to contract



96.2 sq.m (1,036 sq.ft)

Fully let retail investment property with high specification 2 bed apartment, generating a total income of £24,200 per annum

- Double glazed display windows with toughened glass
- Recently refurbished
- Internal width of retail premises 5.51 m (18'1")
- Apartment finished to a very high standard
- 'Pay and Display' car parking nearby
- Prominently located at the busy traffic light junction of Commercial Road and London Road
- Hazel Grove occupiers include M&S Simply Food, Asda, Sainsbury's, McDonalds, KFC and American Golf
- Stockport town centre/M60 motorway within 15/20 minutes' drive to the north

Location

The premises are prominently located fronting London Road (A6) close to its junction with Commercial Road and are opposite the large Asda store. Hazel Grove is a popular residential area with a busy commercial centre, where occupiers include M&S Simply Food, Aldi, Sainsbury's, McDonalds, KFC and American Golf amongst many others. Stockport town centre and the M60 motorway are within 15/20 minutes' drive to the north. (SatNav:SK7 4AX)

Description

Two storey retail and residential property with part rendered brickwork elevations and a pitched tiled roof. The property has undergone extensive refurbishment works, including the installation of new aluminium framed, double glazed display windows with toughened glass, fire alarm installation, double glazed window units, new kitchen and bathroom installations/fittings to the apartment, electrical rewire and re-roof (details to be confirmed).

Ground Floor Retail Premises

48.2 sq.m (519 sq.ft) net internal area, including front sales area with step up to rear sales area, potential kitchen/staff area. In addition there is a lobby with a steel door to the rear and a toilet area with a WC and wash basin. **Presently let on a full repairing and inuring lease for a term of 3 years commencing (to be confirmed) at a passing rent of £11,000 per annum exclusive. (There is a 3 month Rent Deposit lodged).**

The tenant is responsible to maintain the premises internally and externally and make a proportional contribution towards the repair and maintenance of common parts, including the fire alarm, emergency lighting and roof (capped at £250 per annum).

First Floor Apartment

External concrete staircase to first floor:

43.5 sq.m (468 sq.ft) including dining kitchen with modern fitted units, lounge, bedroom 1 and bedroom 2. In addition there is a large bathroom with, wash basin, WC, bath with shower over and full height tiling.

Presently let on an Assured Shorthold Tenancy at a rent of £850 per month (£10,200 per annum exclusive), commencing 18/09/2023. (There is no Rent Deposit lodged).

Digital Advertising Hoarding

There is a digital advertising hoarding on the gable end of the building which generates an income of £3,000 per annum exclusive and is held on a 10 year agreement commencing 11/07/2022 (details to be confirmed).

Car Parking

There is 'pay and display' car parking within a very short walk of the premises, with additional on road car parking to the adjoining side roads.

Yard

To the rear of the property there is a yard area, where the tenant of the ground floor premises is permitted to store refuse bins and the first floor tenant has use of the yard for recreational purposes and access to a store of 4.55 sq.m (49 sq.ft).



Services

Available services include, electricity, water and drainage. The premises are separately metered for electricity and the tenants are responsible for their own water charges. The apartment has an independent gas fired central heating installation.



Energy Performance

Retail Premises: Energy Performance Asset Rating C-52. EPC available on request.

Apartment: Energy Performance Asset Rating D-55. EPC available on request.



Rateable Assessment

Retail Premises Rateable Value: £8,400

Business Rates Payable 2023/24: £4,191.40

The ground floor tenant may qualify for 100% Business Rates Relief.

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

Council Tax is payable in addition by the occupier of the flat. Council Tax Band: A



Tenure

Freehold.

Purchase Price

£325,000 subject to contract.

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.

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

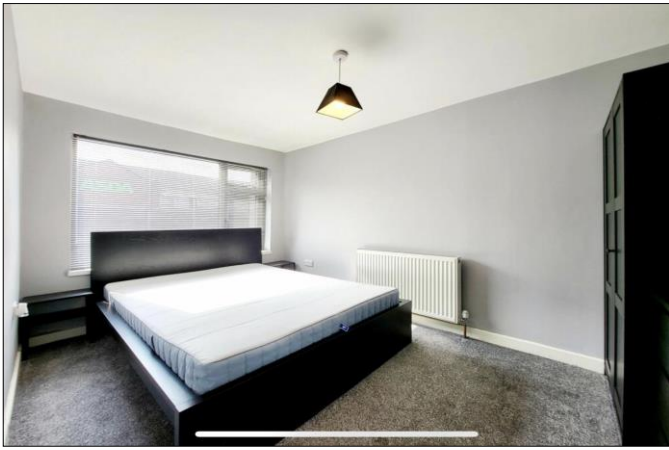
Possession will not be available upon completion, due to the existing tenancies.



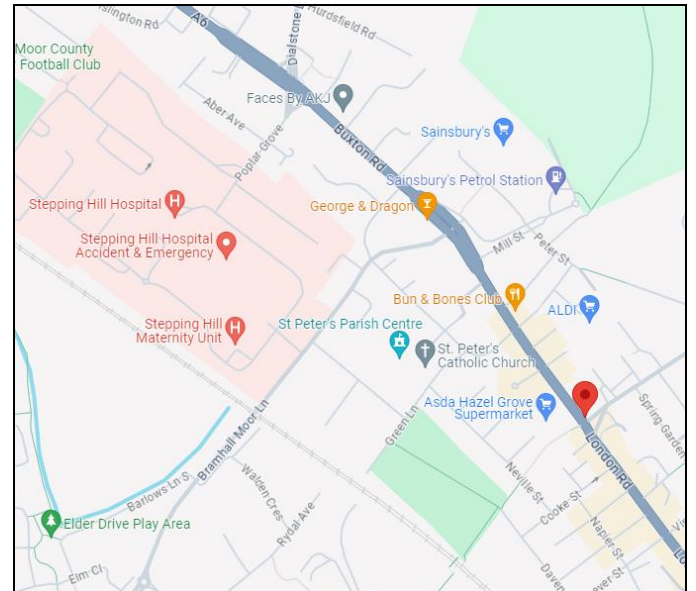
Important Note

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





Location Map



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