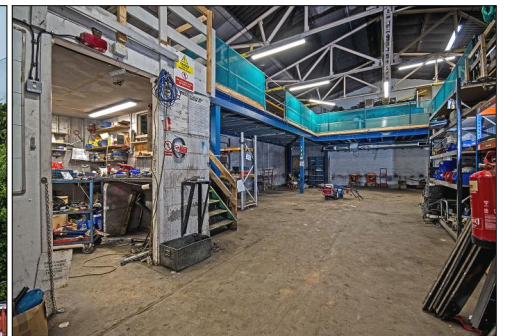


## Former Easy Hire Premises George's Road, Stockport, SK4 1DN

## For Sale

Offers in excess of £375,000  
subject to contract



### 224.7 sq.m (2,419 sq.ft)

Very prominently located, detached, trade warehouse property, with additional mezzanine floor area of 66.2 sq.m (713 sq.ft), forecourt/yard and a site area of 518 sq.m (619 sq.yds) approx.

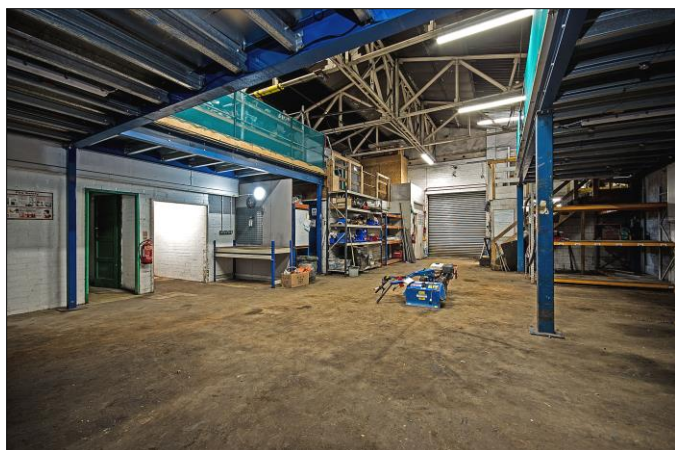
- Adjacent to the entrance to Stockport's large B&Q store
- Nearby occupiers include Decathlon, Lexus and Inchcape Volkswagen
- Detached property
- Roller shutters and security alarm
- Forecourt & yard area
- UPVC double glazed window units
- Stockport town centre within 2 minutes' drive
- Within a minutes' drive of junction 1 of the M60 motorway
- Within 15 minutes' drive of Manchester Airport

## Location

The property is located on George's Road adjacent to the entrance to Stockport's large B&Q store and opposite the Decathlon store. The property is very conveniently located for the M60 motorway, being within 1 minutes' drive, and Manchester Airport is within 15 minutes' drive. Stockport itself has benefitted from substantial investment in recent years, including improvements to the road network and major developments such as Redrock, Stockport Exchange and Stockport Transport Interchange, with more developments underway. Stockport occupiers include B&Q, Decathlon, Mercedes, Inchcape Volkswagen, Audi, M&S Simply Food, Tesco Extra and many others. Stockport's mainline rail station is within approximately 5 minutes' drive of the property and is on the Manchester Piccadilly to London Euston line. (SatNav:SK4 1DN)

## Description

A detached trade warehouse/industrial property with brickwork elevations and a steel trussed roof with a profile metal sheet roof covering. There are two storey offices in part and additional mezzanine areas. The property benefits from UPVC double glazed window units.



## Ground Floor

173.9 sq.m (1,872 sq.ft) gross internal area including office/reception, staff area with sink unit, toilets, store, workshop and main industrial/warehouse area with roller shutter access. Headroom 4.36 m (14'4") to the underside of the roof truss. In addition there is a covered yard area to the side.

## First Floor

50.8 sq.m (547 sq.ft) gross internal area, including store area and private office areas.

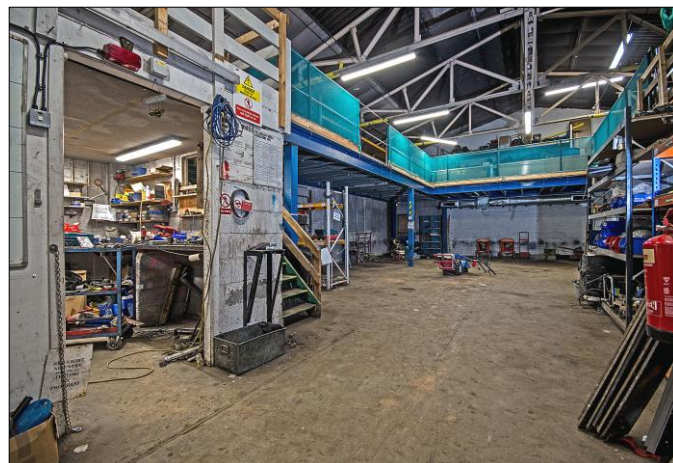
## Mezzanine Floor

66.2 sq.m (713 sq.ft) gross internal area with headroom of 1.6 m (5'3") to the underside of the roof truss.

**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.

## Yard Area

The property has a palisade fenced concreted yard to the front and left hand side and an overall site area of 517.6 sq.m (619 sq.yds) approx.



## Services

Available services include, electricity, water and drainage. The property is fitted with a fire alarm installation.

## Security

The property has gated perimeter fencing, a security alarm and security shutters/grills to the windows/doors.

## Energy Performance

Energy Performance Asset Rating E-108. EPC available on request.



## Rateable Assessment

Rateable Value: £10,000

Business Rates Payable 2024/25: £4,990

**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

Leasehold. The property is held on two 99 year Stockport MBC ground leases, which commenced 12<sup>th</sup> December 1969 and the combined passing rent is £1,125 per annum.

(We understand that a new 125 year ground lease may be available from Stockport MBC by way of negotiation).

### Purchase Price

Offers are invited in excess of £375,000 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)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

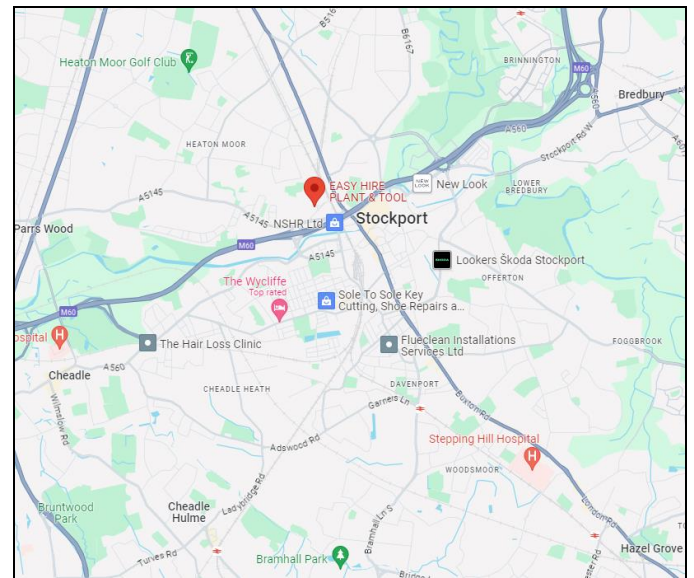
### Possession

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



**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](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

**(PA3585IND-29/04/24-Draft.5)**



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