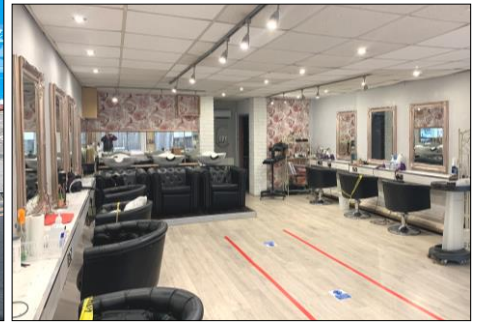


**10a Ravenoak Road  
Cheadle Hulme  
Cheshire, SK8 7DL**

**For Sale**

**£195,000 subject to contract  
(Marketing Confidential)**



**78.2 sq.m (842 sq.ft)**

**Prominently located, single storey retail property  
with potential to extend above and car parking to  
the front and rear**

- Maximum internal width 7.77 m (25' 6")
- UPVC double glazed window units
- Motorised security shutters over the shop front
- Suspended ceiling with spot lighting
- Laminate flooring
- kitchen and staff area
- Car parking to the front and rear
- Prominently located on the Ravenoak Road, Station Road and Manor Road roundabout
- Close to the centre of Cheadle Hulme
- Cheadle Hulme occupiers include Waitrose, Costa, Majestic Wine, Asda and Tesco Express
- Potential to extend above and suitable for a variety of uses (subject to Planning Permission)

## Location

The property is prominently located at the busy roundabout junction on Ravenoak Road, Station Road and Manor Road, close to Cheadle Hulme's busy district centre, where occupiers include Waitrose, Costa, Majestic Wine, Asda and Tesco Express. Cheadle Hulme is a very popular retail and residential area and is well served by bus and rail services. Extensive retail and leisure facilities are available along the A34 corridor, including John Lewis, David Lloyd Leisure, Total Fitness, Marks & Spencer and Next. Manchester Airport and the motorway network are within approximately 15 minutes' drive. (SatNav: SK8 7DL)

## Description

A prominently located, single storey retail property with brickwork elevations and a flat roof with a mineral felt roof covering. The property benefits from a suspended ceiling with spot lighting, a combination of laminate flooring and vinyl flooring, kitchen and staff area and is suitable for a variety of uses (subject to Planning Permission). There is also potential to extend the property upwards, to perhaps create residential accommodation (subject to any necessary consents).

## The Property

78.2 sq.m (842 sq.ft) net internal area, including main sales area with maximum dimensions of 7.77 m (25' 6") width by 8.91 m (29' 3") depth and rear area which has been partitioned to create a storeroom, staff area with fitted worktop/base units and kitchen with fitted sink unit, base unit and electric water heater. In addition there is a toilet area with a WC and wash basin.

## Car Parking

There are 2 car parking spaces with the property, one to the forecourt area and the other to the rear of the property.

## Security

There are motorised security shutters fitted over the shop front.

## Services

Available services include, electricity, water and drainage.

## Energy Performance

Energy Performance Asset Rating C. EPC available on request.

## Rateable Assessment

Rateable Value: £7,700

Business Rates Payable 2020/21: £3,842.30

**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

£195,000 subject to contract.

## Viewings/Further Information

All viewings must be arranged strictly by appointment, as the marketing is confidential.

Fairhurst Buckley Sales & Lettings: 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

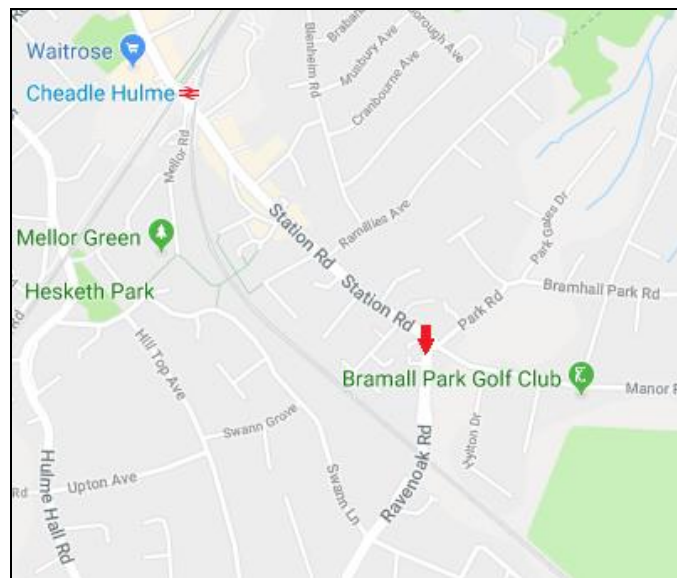
Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[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. The timing between exchange of contracts and completion is to be agreed.

## 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 ●

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**(PA3107RET-17/11/20-No.6)**

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