

**57 & 57a Castle Street  
Edgeley  
Stockport, SK3 9AT**

**For Sale or To Let**

**£99,500 subject to contract  
£7,800 per annum exclusive**



**56.3 sq.m (606 sq.ft)**

**Mid parade, two storey, retail and office property.**

- Prominently located in the busy Castle Street shopping area
- Well-appointed ground floor sales area with suspended ceiling and integral lighting
- Security shutter over the shop front and security bars to the windows
- Short stay on-road car parking to the front
- Laminate flooring to both floors
- Castle Street occupiers include Home Bargains, Boots, Co-operative Food, Edward Mellor and Greggs
- Stockport's mainline rail station approach is within a few minutes' walk
- M60 motorway within a few minutes' drive

## Location

The property is prominently located in the busy Castle Street shopping area, with short stay on-road car parking to the front. Castle Street occupiers include Home Bargains, Boots, Co-operative Food, Edward Mellor and Greggs. Stockport's mainline rail station approach is within a few minutes' walk and the M60 motorway is within a few minutes' drive. (SatNav: SK3 9AT)

## Description

A mid-parade, retail and office property of brickwork construction, which is mainly two storey with a pitched slated roof. The ground floor is well appointed and benefits from a modern suspended ceiling, integral lighting and there is laminate flooring to both floors.

## Ground Floor

34.8 sq.m (375 sq.ft) net internal area, including main sales area with fitted storage units, partitioned entrance lobby and staff/store area. In addition there is a toilet area, with wash basin and WC.



## First Floor

21.5 sq.m (231 sq.ft) net internal area, including kitchen with sink unit and fitted wall and base units, office 1 and office 2. In addition there is a toilet area with a WC and wash basin.

## Car Parking

There is short stay on-road car parking to the front of the property and a number of 'Pay & Display' car parking facilities nearby.

## Security

There is a motorised security shutter over the shop front and security bars fitted to the first floor windows.

## Services

Available services include, electricity, water and drainage and the first floor has a gas fired central heating installation (details to be confirmed).

## Energy Performance

Energy Performance Asset Rating D-86. EPC available on request.

## Rateable Assessment

Rateable Value: £3,500

Business Rates Payable 2021/22: £1,746.50

**NB: You may qualify for 100% Small Business Rate Relief – please ask for details.**

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

## Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

## Rent

£7,800 per annum exclusive.

(The Landlord may require a rental deposit).

## Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## Note

The property is also offered for sale at a price of £99,500 subject to contract. Tenure – Freehold.

## Viewings/Further Information

Sales & lettings: 0161 480 3880 Fairhurst Buckley, 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)

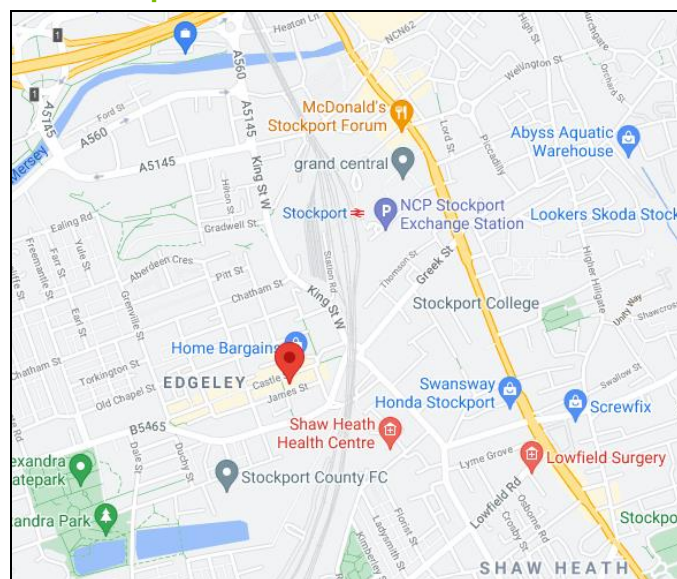
## Possession

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



**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.

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