

**484 & 484a Manchester Road
Heaton Chapel
Stockport, SK4 5DL**

For Sale

£225,000 subject to contract



105.2 sq.m (1,133 sq.ft)

Fully let, incoming producing, retail and residential investment property with additional cellar area of 40.2 sq.m (433 sq.ft) and car parking to rear

- Motorized security shutter over the shop front (tbc)
- Panelled ceilings to the ground floor with inset LED spot lighting
- Part tiled and part laminate flooring
- Thai massage salon to the ground floor
- Well appointed self-contained first floor 2 bed apartment
- Mainly UPVC double glazed window units
- Prominently located at the junction of Manchester Road and Wellington Road North (A6)
- Conveniently located on the A6 for frequent bus services
- Within walking distance of Heaton Moor centre and Heaton Chapel rail station
- Stockport town centre and M60 motorway within 5/10 minutes' drive
- Manchester city centre within approximately 15 minutes' drive

Location

The premises are prominently located at the junction of Manchester Road and Wellington Road North (A6) between the centres of Stockport and Manchester. Heaton Chapel is a popular residential area adjacent to Heaton Moor and is well served by bus services on the A6 and rail services at Heaton Chapel rail station. Local amenities are provided in the centre of Heaton Chapel, which is within 2 minutes' walk and there are further extensive retail and restaurant facilities along the A6 and in the centre of Heaton Moor. Stockport town centre and the M60 motorway are within 5/10 minutes' drive to the south and Manchester city centre is within 15 minutes' drive to the north. (SatNav: SK4 5DL)



Description

A two storey, mid parade, retail and residential property with part rendered brickwork elevations and a pitched concrete tiled roof. The property provides self-contained Thai massage salon retail premises at ground floor level which are well appointed and benefit from a modern panelled ceiling to the sales area with inset LED spot lighting. The first floor apartment is self-contained with a front entrance from the A6 and is finished to a high standard throughout including double glazing and gas fired central heating.



Ground Floor Retail Premises

Ground floor - 62.7 sq.m (675 sq.ft), partitioned into a reception area and a number of separate treatment rooms, staff area, shower room with shower cubicle and electric

shower, kitchen area with fitted base units, sink unit and working surface and lower sales/store area with door to rear. In addition there is a toilet area with WC and wash basin.

Basement – 40.2 sq.m (433 sq.ft) gross internal area, providing additional storage space with headroom of 2.05 m (6'9") and fluorescent lighting and separate toilet area. (the basement houses the service meters for both the shop and the flat).



The ground floor premises are presently let to two private individuals on a 6 year lease which commenced 7th February 2018 and expires 7th February 2024 and is formed excluding the security of tenure provisions (Sections 24-28) of the Landlord and Tenant Act 1954. The passing rent is £7,500 per annum exclusive (the tenant is not liable for the maintenance of the roof, front canopy, main walls, rainwater goods and drains). There was a tenant's option to break at the end of year 3 but that has now passed. There are annual upward only rent reviews from the end of year 2 onwards.

First Floor Apartment

Ground floor entrance hall with stairs to first floor.

First floor – 42.5 sq.m (458 sq.ft) net internal area, including substantial bedroom (double) with separate dressing area/potential to create home office, thru-landing area accommodating a freezer, washing machine and storage cupboard, bedroom 2 (single) and main lounge/dining/kitchen area with modern fitted wall and base units, sink unit and extractor. In addition there is a bathroom with a wash basin, WC and substantial bath with shower over.

The apartment is presently let on an Assured Shorthold Tenancy at a passing rent of £600 per month (£7,200 per annum) and provides for a term of 1 year from 1st July 2021 with Landlord's and tenant's break options. The tenant has paid a Rent Deposit of £595 which is held in a Deposit Protection Scheme (tbc).

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.



Car Parking

To the rear of the property there is car parking for 2 cars which is utilised by the tenant of the ground floor retail premises (to be confirmed). There is additional lay-by and on road car parking nearby.

Security

The ground floor premises are fitted with a security shutter over the shop front (to be confirmed).

Services

Available services include, gas, electricity, water and drainage. The first floor apartment has an independent gas fired central heating installation with radiators to the main areas. (Details regarding the metering of the utilities are to be confirmed).

Energy Performance

Energy Performance Asset Rating for the ground floor premises is E-101 and for the first floor apartment is D-65 (to be renewed). EPCs available on request.

Rateable Assessment

Rateable Value: £5,700

Business Rates Payable 2021/22: £2,844.30

NB: You may qualify for 100% Business Rates Relief - please ask for details.

Council tax will be payable in addition, by the tenant of the apartment – (details to be confirmed).

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

Tenure

Freehold.

Purchase Price

£225,000 subject to contract.

Note: The domestic appliances in the apartment are available by way of separate negotiation.

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Viewings/Further Information

Viewings may be arranged strictly by appointment with 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

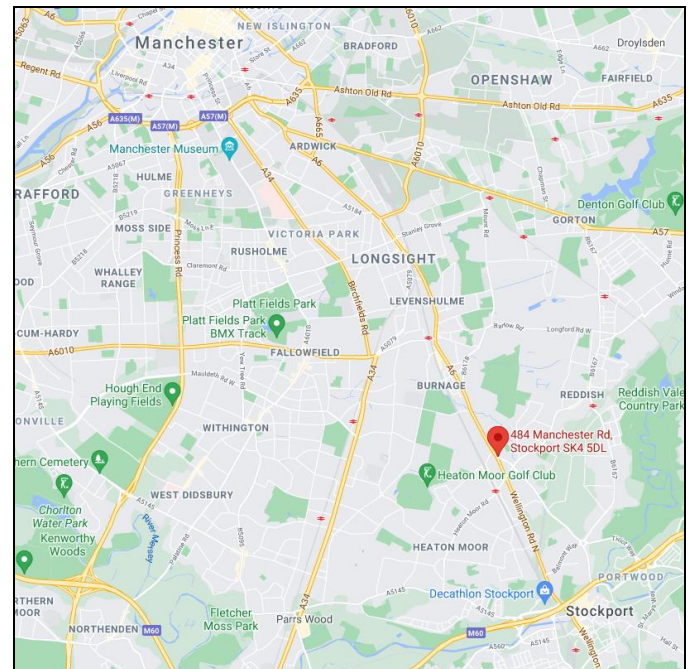
Possession

Possession will not be available upon completion as the property is fully occupied.

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 ●

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(PA3366RET - 08/07/21 - Draft.2)