

**66 Lower Hillgate  
Stockport  
SK1 3AL**

**For Sale**

**£195,000 subject to contract**



**77 sq.m (829 sq.ft)**

**Well appointed three storey office/showroom property with additional, cellar area of 21.5 sq.m (231 sq.ft)**

- May suit conversion/alternative uses
- Feature dog-leg stairway to the upper floors
- Aluminum framed shop front with ornate security bars
- UPVC double glazed window units
- Gas-fired central heating
- Air-conditioning
- Fire alarm and emergency lighting
- Car parking space potentially available on a separate licence agreement
- Stockport rail and bus stations within 5/10 minutes' walk
- Stockport's prime retail areas and historic Market Place within 5 minutes' walk
- M60 motorway within 5 minutes' drive

## Location

The property is prominently located on Lower Hillgate in Stockport town centre adjoining other office and retail properties. Stockport's prime retail areas and historic Market Place are within 5 minutes' walk. Stockport's bus and rail stations are within 10 minutes' walk. Stockport has benefitted from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange and Red Rock. Town centre occupiers now include Holiday Inn Express, Travel Lodge, Primark, Tesco Extra, The Light Cinema, Pizza Express and Waterstones. The M60 motorway is within 5 minutes' drive and Manchester Airport is within 15/20 minutes' drive. (SatNav: SK1 3AL)

## Description

A three storey, mid parade, office/showroom property with brickwork elevations and a pitched slated roof. The property presently provides office space on three floors, all with good natural light, however, the property lends itself to conversion or alternative uses (subject to any necessary consents).



## Ground Floor

29.8 sq.m (321 sq.ft) net internal area, including showroom area/reception office 1, partitioned reading area and kitchen with fitted twin bowl sink, base units and working surface. In addition there is a toilet area with a WC and wash basin.



## First Floor

19 sq.m (204 sq.ft) net internal area, including office 2 and a thru-office 3/server room. In addition there is an anti room with a wash basin and toilet cubicle with a WC.



## Second Floor

28.2 sq.m (304 sq.ft) net internal area, including office 4, office 5 and shower room with shower cubicle, WC and wash basin (could be converted to provide an additional office – so included in net internal area).

## Basement/Cellar

21.5 sq.m (231 sq.ft) headroom 1.88 m (6'2") with plastered walls and concrete floor, providing useful storage space and housing the services meters.

## Car Parking

We understand that a car parking space may be available in a private car park nearby under a separate licence agreement for an annual payment of £480.

## Outside

To the rear of the property there is a formed WC/outhouse and a communal yard area, which is accessed via a side passageway or through the property.

**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.

## Security

There are security bars fitted to the majority of the windows to the rear and to the front display window. The property has a security alarm fitted (tbc) and a door release intercom system on the front entrance door.

## Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation, a number of air-conditioning units and a fire alarm system/emergency lighting.

## Energy Performance

Energy Performance Asset Rating E-103. EPC available on request.

## Rateable Assessment

Rateable Value: £3,800

Business Rates Payable 2021/22: £1,896.20

**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

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



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