

**Garage & yard to the rear of
135-137 Grenville Street,
Edgeley, Stockport, SK3 9EU**

For Sale

£37,500 subject to contract



22.5 (242 sq.ft)

Detached garage on a site of 72.9 sq.m (785 sq.ft/87.2 sq.yds) with vacant possession.

- Pre-cast concrete panel construction with steel trussed roof
- Independently metered electricity supply
- Security alarm installation
- Up & over loading door with an opening width of 4.27m (14')
- Eaves height 2.13m (7' 0")
- Suitable for a variety of uses, subject to Planning Permission
- Within 5-10 minutes' walk of Stockport's mainline rail station
- Within 15-20 minutes' walk of Stockport's bus station and extensive retail centre
- Within 5 minutes' drive of junctions 1 & 2 of the M60 motorway

Location

The property is located to the rear of 135/137 Grenville Street, close to its junction with Castle Street and Mercian Way. Castle Street occupiers include Home Bargains, Boots, Greggs and Co-operative Food. Edgeley is a popular residential and commercial location, adjacent to Stockport town centre, with easy access to Stockport's mainline rail station, bus station and the M60 motorway. Stockport itself has benefitted from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange incorporating Holiday Inn Express and Redrock leisure and retail scheme, where occupiers include The Light Cinema, Zizzi, Pizza Express and Gym. Other Stockport town centre occupiers include Tesco Extra, Sainsbury's and Primark. Stockport's mainline rail station is within 5-10 minutes' walk of the property, the M60 motorway is within 5 minutes' drive and Manchester Airport is within 15-20 minutes' drive. (SatNav: SK3 9EU).

Description

A single storey garage of pre-cast concrete construction with a steel trussed roof and a corrugated sheet roof covering, set within a yard which is mainly enclosed with brickwork boundary walls and double timber entrance gates.

Garage

22.5 sq.m (242 sq.ft) gross internal area with up & over loading door providing an opening width of 4.27m (14').

Site

72.9 sq.m (785 sq.ft) overall.

Car Parking

There is short stay on-street car parking along Castle Street, with additional free on-street car parking nearby and a number of 'Pay & Display' car parking facilities within the immediate vicinity.

Eaves Height

2.13m (7'0")

Security

The premises have a security alarm installation.

Services

There is an independently metered electricity supply to the property. The meter is located to the rear of 118-122 Castle Street.

Energy Performance

Energy Performance Asset Rating - not applicable.

Rateable Assessment

Rateable Value: £ (to be advised)

Business Rates Payable 2021/22: £ (to be advised)

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

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.

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

Tenure

Two titles GM886783 and GM654573. Both leasehold 999 years from 25/02/1980 and the former ground rent has been exonerated. (Title GM886783 is subject to a right of way in part).

Purchase Price

£37,500, 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

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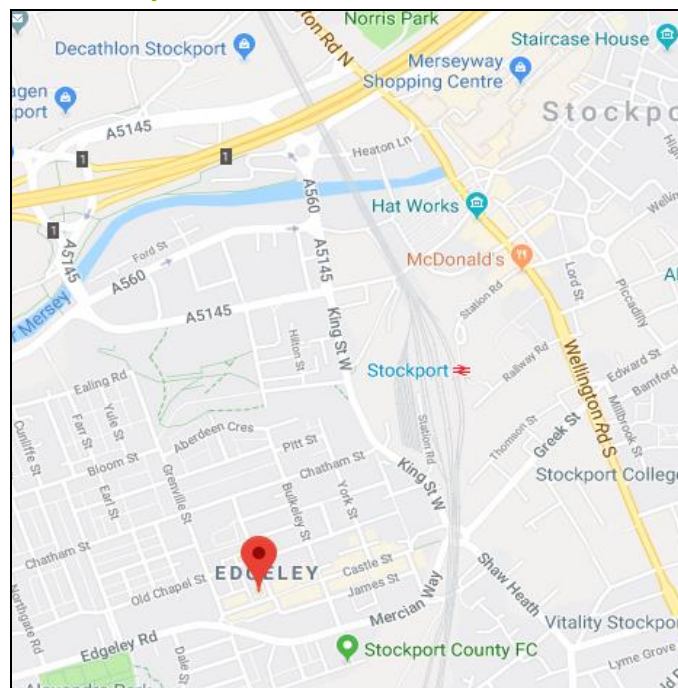
Possession

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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