

**77 & 77a Wellington Road
South, Stockport
SK1 3RU**

For Sale

£185,000 subject to contract



93.2 sq.m (1,003 sq.ft)

Retail property with high specification two bed apartment

- Ground floor retail premises/former cafe/sandwich shop
- Security shutter over the shop front
- High specification internal finishes to the apartment including laminate flooring
- UPVC double glazed window units in part
- Separate utilities to the apartment
- Prominent town centre/A6 location
- Opposite the successful Stockport Exchange office and leisure development
- Within a few minutes' walk of Stockport's mainline rail station and bus station
- Within 5 minutes' walk of Stockport's extensive retail centre
- Within a few minutes' drive of the M60 motorway

Location

The property is prominently located on Wellington Road South (A6) in Stockport town centre, close to Stockport's mainline rail station and Stockport Exchange office and leisure development, where occupiers include Holiday Inn Express, Sainsbury's local and Cafelito. The property is within a few minutes' walk of Stockport's bus station, which is in the process of being extensively re-developed, to incorporate a new park area and is also within comfortable walking distance of Stockport's extensive retail centre, where occupiers include, The Light Cinema, Pizza Express, Primark, Berretto Lounge and many others. The M60 motorway is within a few minutes' drive of the property. (SatNav:SK1 3RU)

Description

A two storey, mid terrace, retail property with a 2 bed apartment at first floor level. The property is of brickwork construction with a pitched slated roof. The ground floor retail premises previously operated as a sandwich shop/cafe and the first floor has been converted to a high specification two bed apartment with high quality internal finishes and many attractive features.

Retail Premises

Ground Floor 26.8 sq.m (288 sq.ft) net internal area, including sales area, preparation area and kitchen with fitted sink unit and base units. In addition there is a toilet area with wash basin and WC. Door to rear.

Basement Area 37.7 sq.m (406 sq.ft) gross internal area divided into two larger areas and one small area. Headroom 1.8m (5'11").



First Floor Apartment

28.7 sq.m (309 sq.ft) net internal area, including living area/lounge with feature brickwork arch, kitchen with fitted base units and work surface and built in oven/hob, sink unit and extractor, bedroom 1 and bedroom 2. In addition there is a shower room with a shower cubicle, WC and wash basin and a storage cupboard over the stairway.



Car Parking

There are a number of car parking facilities nearby including on road 'pay and display' car parking and more extensive car parking adjacent to Stockport rail station. We understand that contract car parking spaces are available within Stockport town centre (details to be confirmed).

Security

The shop front is fitted with a security shutter.

Services

Available services include, gas, electricity, water and drainage. We are advised that the first floor apartment is separately metered for gas and electricity (water to be confirmed). The apartment has a gas fired central heating installation. The retail premises have an electric water heater/cylinder.

Energy Performance

Energy Performance Asset Rating D-87 for the shop and C-72 for the flat. EPCs available on request.

Rateable Assessment

Rateable Value (retail premises): £4,300

Business Rates Payable 2021/22: £2,145.70

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

Council tax will be payable by the occupier of the apartment in addition. Council Tax Band A.

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



Tenure

The property is freehold (presently held on two titles but may be merged on completion of the purchase - to be confirmed).

Purchase Price

£185,000 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

www.fairhurstbuckley.co.uk

Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

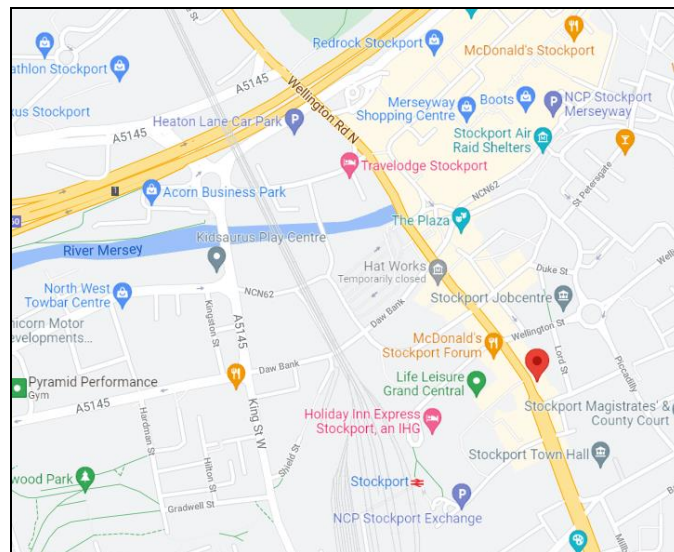
Note

The specialist fittings and equipment are available by way of separate negotiation (details to be confirmed) as are any white goods in the apartment (details to be confirmed).

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 ●

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3379RET-17/11/21-Draft.1)

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.