

**127 Wellington Road South
Stockport
SK1 3TS**

For Sale

£195,000 subject to contract



99.7 sq.m (1,073 sq.ft)

A prominently located, two storey office property with potential for conversion and additional basement area of 18.6 sq.m (200 sq.ft)

- Gas fired central heating installation
- UPVC double glazed window units
- Scope for residential conversion
- A6 location opposite Stockport College
- Approximately 10 minutes' walk from Stockport rail station
- M60 motorway within 5 minutes' drive
- 15 minutes' walk to Stockport's bus station and retail centre

Location

The property is prominently located on Wellington Road South (A6), opposite Stockport College, and is within approximately 10 minutes' walk of Stockport's mainline rail station and 15 minutes' walk from Stockport's bus station and retail centre. Stockport has benefitted from major recent investment including improvements to the road network and major developments such as Stockport Exchange and Redrock leisure and retail scheme. Town centre occupiers now include Holiday Inn Express, Travelodge, Primark, The Light Cinema, Pizza Express, Berretto Lounge, amongst many others. From Stockport's mainline rail station there are regular services to both London and Manchester and Stockport's bus station is presently being redeveloped and will provide an attractive park area with the bus station below. The M60 motorway is within 5 minutes' drive and Manchester Airport is within approximately 15/20 minutes' drive. (SatNav: SK1 3TS)

Description

A mainly two storey, office property of brickwork construction with part rendered elevations and a pitched slated roof. To the rear there is a single storey extension with a flat felted roof. The property benefits from majority UPVC double glazed window units and a combination of fluorescent/Cat 2 style lighting. The property presently provides offices on two levels with a basement area below, however, would suit conversion to residential use, subject to Planning Permission/Building Control approval.



Ground Floor

58.7 sq.m (632 sq.ft) net internal area including general office area 1, office 2 and kitchen area with fitted wall and base units and sink unit. In addition there is a lobby area with door to rear.

First Floor

41 sq.m (441 sq.ft) net internal area including general office area 3, office 4 and storeroom. In addition there is a toilet area with a WC.



Basement/Cellar

18.6 sq.m (200 sq.ft) gross internal area with a maximum head room of 1.9 m (6' 3") and a minimum headroom of 1.62 m (5' 4").

Car Parking

There are a number of 'Pay & Display' car parking facilities within walking distance of the property.

Security

There is a security gate to the rear personnel door and security bars/motorised shutter to the rear first floor window.

Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation (not tested).

Energy Performance

Energy Performance Asset Rating D-88. EPC available on request.

Rateable Assessment

Rateable Value: £8,800

Business Rates Payable 2021/22: £4,391.20

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.

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.



Viewings/Further Information

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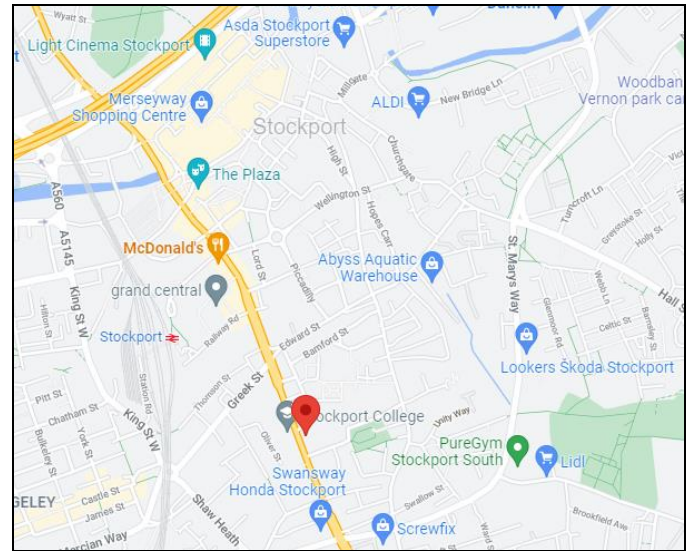
Possession

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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