

**141 London Road
Hazel Grove, Stockport
SK7 4HH**

For Sale

£145,000 subject to contract



104.2 sq.m (1,122 sq.ft)

Mainly single storey retail property with a ground floor area of 76.7 sq.m (826 sq.ft)

- Prominent A6 location
- Motorised security shutter over the shop front
- Security alarm and security shutters to the rear
- Maximum depth sales area 15.1 m (49'6")
- Suspended ceilings with integral lighting
- Spotlighting
- Ancillary storage space at first floor level
- Suitable for a variety of uses

Location

The property is prominently located on London Road (A6) in Hazel Grove's busy centre where other occupiers include Marks and Spencer Simply Food, Sainsbury's, Asda, McDonalds, American Golf and many others. Hazel Grove is a popular residential area with a busy retail centre, which is well served by bus services along the A6 and rail services from Hazel Grove's rail station, which is within 5 minutes' walk. Motorway access (M60) is available in Stockport town centre, which is within 20 minutes' drive and Manchester Airport is within 20 minutes' drive via the new A555. (SatNav: SK7 4HH)

Description

A part two storey but mainly single storey retail property with brickwork elevations and a pitch slated roof to the front and a substantial single storey extension to the rear with a mainly flat roof. The sales area has full height display windows to the front, suspended ceilings with integral lighting and spot lighting.

Ground Floor

76.7 sq.m (826 sq.ft) net internal area, including sales area with a maximum internal depth of 15.1 m (49'6") and staff area with sink unit. In addition, there is a toilet area.



First Floor

27.5 sq.m (296 sq.ft) net internal area, providing useful ancillary storage space.

Car Parking

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

Security

The property has a security alarm, the shop front is fitted with a motorised security shutter and there are security shutters fitted to the rear fire door and window.

Services

Available services include electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating E-102. EPC available on request.

Rateable Assessment

Rateable Value: £8,100

Business Rates Payable 2021/22: £4,041.90

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

We are advised that the property is freehold/long leasehold (to be confirmed).

Purchase Price

£145,000 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

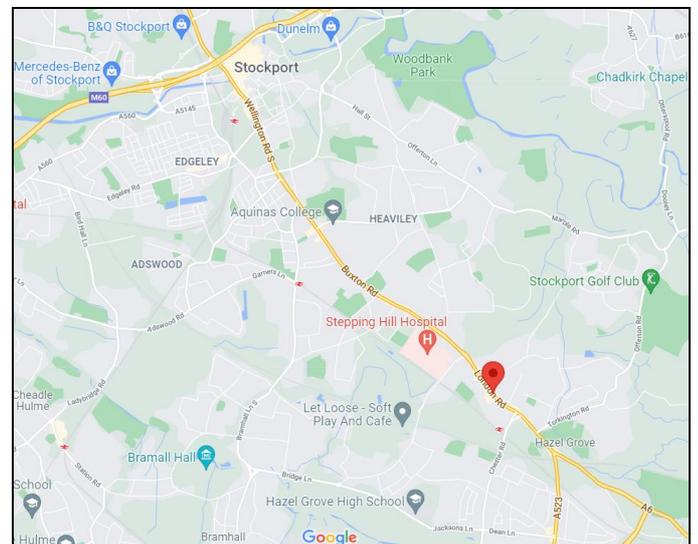
Possession

Available from the end of August 2022 (to be confirmed) 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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