

Dove House 65-67 Union Street Stockport, SK1 3NP

For Sale

Offers in excess of £295,000
subject to contract



165.3 sq.m (1,779 sq.ft)

**Substantial, detached, town centre office property
with car parking**

- UPVC double glazed window units
- Gas fired central heating
- Car parking for a minimum of 5 cars to the rear
- Good natural light
- Convenient location just off Wellington Road South (A6) for regular bus services
- Within 5 minutes' walk of Stockport's mainline rail station
- Within 10/15 minutes' walk of Stockport's bus station and retail centre
- Within 5 minutes' drive of the M60 motorway

Location

The property is located on Union Street, which is just off Wellington Road South, opposite Stockport College in Stockport town centre. The property is conveniently located for regular bus services along the A6, rail services at Stockport's mainline rail station, which is within 5 minutes' walk and is within 10/15 minutes' walk of Stockport town centre. Stockport has benefitted from substantial investment in recent years, including improvements to the road network and major developments such as Stockport Exchange and Redrock leisure and retail scheme. Town centre occupiers include The Light Cinema, Zizzi, Pizza Express, Holiday Inn Express, Primark, Tesco Extra and many others. The fast developing Stockport Old Town provides an eclectic mix of bars and independent retailers. The M60 motorway is within 5 minutes' drive and Manchester Airport is within approximately 15/20 minutes' drive. (SatNav: SK1 3NP)

Description

A substantial, detached, office property with part rendered brickwork elevations and a pitched slated roof. The office space is over 3 floors and generally benefits from good natural light, UPVC double glazed window units, surface mounted lighting units and floor coverings.



Ground Floor

65.9 sq.m (709 sq.ft) net internal area, including reception/general office 1, office 2, office 3, office 4, through filing area, understairs store area and kitchen with fitted base units and sink unit. In addition, there are a number of internal lobbies, one with a door to the rear, disused lift space, disabled toilet and separate toilet, each with a WC and wash basin.

First Floor

72.3 sq.m (778 sq.ft) net internal area, including office 5, large general office 6, office 7, office 8, through filing area and kitchen area with sink unit. In addition there are internal lobbies, disused lift area and toilet area with WC and wash basin.

Basement

27.1 sq.m (292 sq.ft) net internal area, including office 9 and office 10 both with natural light from windows to the front and headroom of 1.98 m (6' 6"), in addition there are internal lobbies. Within the basement area there are gas and electricity meters.

The property has a gross internal floor area of approximately 211.6 sq.m (2,278 sq.ft) (to be confirmed).



Car Parking

To the rear of the property there is a surfaced car park providing car parking for a minimum of 5 cars (although, could accommodate more with blocking-in).

Security

The front door is fitted with a door release intercom system and the property has a security alarm installation fitted (to be confirmed).

Services

Available services include gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation with radiators to the main areas and also a fire alarm system (to be confirmed).

Energy Performance

Energy Performance Asset Rating C-64. EPC available on request.



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.

Rateable Assessment

Rateable Value: £10,000

Business Rates Payable 2022/23: £4,990.00

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

Offers in excess of £295,000, 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

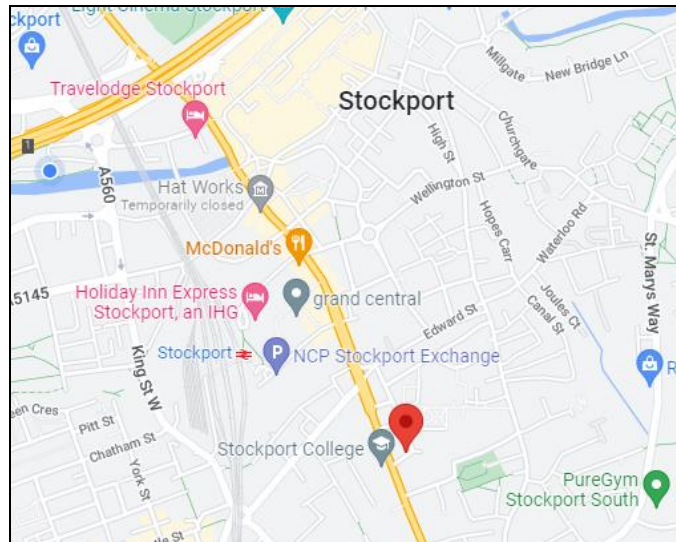
Possession

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

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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