

**181 Gorton Road
Reddish, Stockport
SK5 6LH**

For Sale or To Let

**£875,000 subject to contract
£62,500 per annum, exclusive**



355.3 sq.m (3,825 sq.ft)

Prominently located, detached, single storey car sales/showroom property with repair workshops and parking/display areas capable of accommodating up to 46 cars externally

- Overall site area 1,105 sq.m (0.27 of an acre/1,322 sq.yds) approx
- External areas capable of accommodating up to 46 cars
- Main road frontage 49 m (160 ft)
- 3 phase electricity and gas
- Secure display compound and canopied forecourt
- Specialist motor trade fittings/ramps etc. available by way of separate negotiation, if required
- Security alarm and almost opposite Reddish Police Station
- LED lighting to the showroom and to the main workshop area
- Not far from the proposed new Lidl store
- Stockport town centre within 10/15 minutes' drive
- M60 motorway within 10 minutes' drive

Location

The property is very prominently located on the corner of Reddish Road (B6167) and Wentworth Road in Reddish, almost opposite Reddish Police Station. Local amenities are available in the centres of both Reddish and North Reddish. Reddish is a popular residential area adjoining Heaton Chapel and benefits from having easy access to Stockport town centre to the south and Manchester centre to the north and is within 10 minutes' drive of the M60 motorway. (SatNav: SK5 6LH)

Description

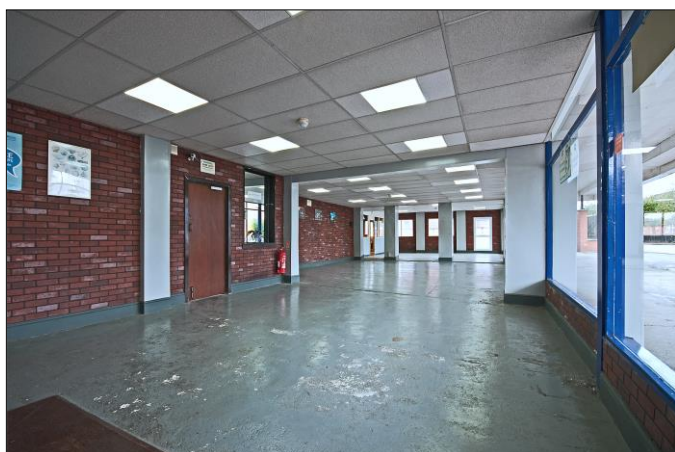
A detached, single storey car sales and workshop property with brickwork elevations and pitched roofs of steel truss construction with part profile metal sheet coverings and part corrugated sheet coverings. The external areas are a combination of concrete and tarmac surfaced and the main display yard area is enclosed with a combination of brickwork walling with security railings above. The showroom benefits from suspended ceilings with integral LED lighting panels.

The Building

Showroom/Office: 151.6 sq.m (1,632 sq.ft) gross internal area, with display windows/sliding doors/concertina doors to the front and personnel doors to the front and side.

Main workshop: 166.4 sq.m (1,791 sq.ft) gross internal area, with access via a timber sliding door providing an opening of 4.57 m (15'0"). Headroom 3.35 m (11') to the underside of the roof truss and 3.04 m (10') to the underside of the steel beam between the two bays. Toilet accessed through external side door with WC and wash hand basin.

Former spray area: 37.3 sq.m (402 sq.ft) gross internal area including small store area.



External areas

The external areas are capable of accommodating up to 46 cars, including 29 in the main display yard area/compound, 12 across the front forecourt and a further 5 car parking spaces down the left-hand side of the site, whilst leaving access to the main workshop entrance door. The overall site area is 1,105 sq.m (0.27 of an acre/1,322 sq.yds).

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.



Services

Available services include, gas, 3 phase electricity, water and drainage. There is a gas fired Ambi-rad overhead radiant heater to the main workshop area.

Security

The property is fitted with a security alarm and is located almost opposite Reddish Police Station.

Energy Performance

Energy Performance Asset Rating C-75. EPC available on request.



Rateable Assessment

Rateable Value: £28,000

Business Rates Payable 2022/23: £13,972

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

Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954).

Rent

£62,500 per annum, exclusive.

(The Landlord may require a Rent Deposit).

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note 1

The specialist motor trade fittings, ramps and equipment etc. are available by way of separate negotiation, if required.

Note 2

Our client will consider a sale of the property at a figure of £875,000 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

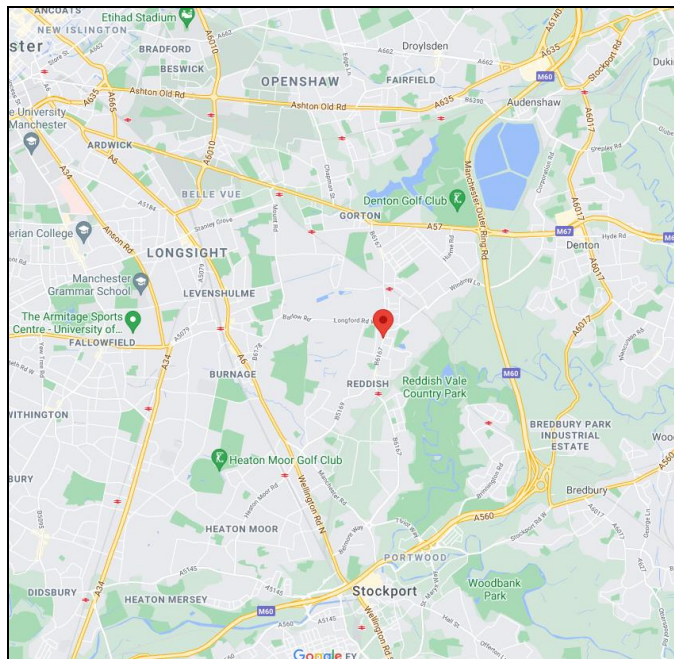
Possession

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



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 ●

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For illustrative purposes only



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(PA3382RET-05/08/22-Draft.3)

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