

**184 London Road
Hazel Grove, Stockport
SK7 4DQ**

For Sale

£165,000 subject to contract



76.5 sq.m (823 sq.ft)

**Fully let, income producing, retail and office
investment property with rear car parking**

- Long established tenant occupying the property for over 20 years
- Rental income £10,000 per annum exclusive
- Full repairing and insuring lease
- Gas fired central heating
- Double glazed UPVC window units
- Prominent A6 location
- Hazel Grove occupiers include M&S Simply Food, Sainsbury's, Asda, American Golf, McDonald's and KFC
- Within 5 minutes' drive of the A555 Manchester Airport Eastern Link Road
- Stockport town centre and M60 motorway within 15/20 minutes' drive

Location

The property is prominently located on London Road (A6) in Hazel Grove's busy retail centre where other occupiers include M&S Simply Food, Asda, Sainsbury's, Aldi, McDonald's, KFC, American Golf and many others. Hazel Grove is a popular commercial and residential location and adjoining residential areas include Bramhall, Poynton and Marple. The property is within 5 minutes' drive of the Manchester Airport Eastern Link Road (A555) and is within 5/10 minutes' drive of the M60 motorway and Stockport town centre, with its mainline rail link. Hazel Grove is well served by buses along the A6 and regular train services run from Hazel Grove rail station, which is on the Manchester Piccadilly to Buxton rail line. (SatNav: SK7 4DQ)

Description

A two storey retail and office property of brickwork construction with a part pitched roof with a slate and concrete tiled roof covering and part flat roof with a mineral felt roof covering. The property is very well appointed internally and benefits from UPVC double glazed window units, part suspended ceilings and good natural light. The front ground floor sales area is fitted with laminate flooring and the majority of the remaining space is fitted with carpet floor coverings.



Ground Floor

43.3 sq.m (466 sq.ft) net internal area, including front main sales area with suspended ceiling and integral LED lighting, partitioned lobby area and rear office with surface mounted florescent lighting and door to the rear car park.

First Floor

33.2 sq.m (357 sq.ft) net internal area, including front office 1 with suspended ceiling and integral florescent lighting panels, rear office 2 with surface mounted florescent lighting and kitchen area with fitted base units, sink unit and electric water heater. In addition there is a lobby with a wash basin and electric water heater and separate ladies and gents toilet cubicles.



Car Parking

To the rear of the property there is a car parking area where 2/3 cars may be accommodated. There is additional 'Pay & Display' car parking nearby.

Security

The property is fitted with a security alarm.

Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation.

Energy Performance

Energy Performance Asset Rating D-95. EPC available on request.

Rateable Assessment

Rateable Value: £4,550

Business Rates Payable 2022/23: £2,270.45

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).



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.

Tenancy

The property is presently let to John Woodhall on a 5 year full repairing and insuring lease, which commenced 20th September 2022 and expires 27th September 2027 at a passing rent of £10,000 per annum exclusive. There is a Schedule of Condition annexed to the lease. The tenant has occupied the property for over 20 years on a series of 5 year leases.

Tenure

Freehold.

Purchase Price

£165,000, 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

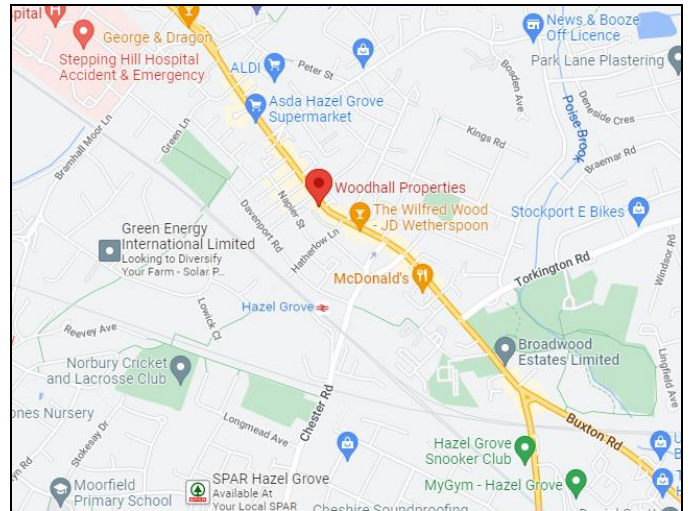
The property is to be sold subject to the existing tenancy and therefore vacant possession will not be available upon completion.

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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