

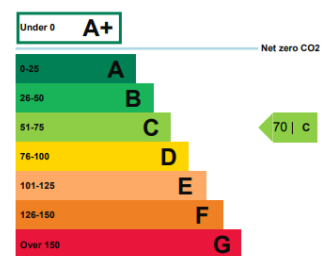
## 9 Hyde Road, Woodley, Stockport, SK6 1QG



- Two Storey Shop/Office
- 96.36 Sq.m (1,037 sq.ft )
- Mid-Terrace Within Suburban Parade
- Development Opportunity
- Planning Consent For Residential Conversion
- to 2 x One Bedroomed Apartments
- Use Class E For Planning Purposes
- Letting Considered

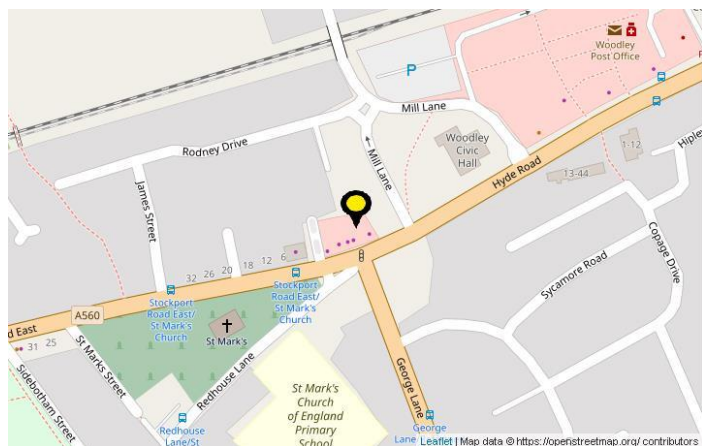
**FOR SALE:** Offers in the region of £155,000.

**MAY LET:** £9,000 per annum, Exclusive.



**LOCATION**

The property comprises one of a short parade of shops located close to Woodley Civic Hall and St Marks Church, at the junction of Hyde Road, George Lane and Redhouse Lane in the popular suburb of Woodley around 3 miles to the west of Stockport and around 1.8 miles to the northwest of Romiley. Surrounding occupiers include Chronnell Hibbert solicitors, Edward Mellor estate agents and Woodley Food and Wines

**DESCRIPTION**

The property, one of a parade of six, comprises a two storey mid-terraced retail fronted shop/office most recently trading as an estate agent. It requires some refurbishment and updating but benefits from planning consent for conversion to two, one-bedroomed apartments. Details can be found under planning references DC/087206 and DC/089105. Alternatively, a letting of the property may be considered. and It is understood to be in Use Class E for planning purposes.

**ACCOMMODATION**

From measurements taken on site, we understand that the approximate net internal floor areas are:

Ground Floor	53.53 sq m	(576 sq ft)
First Floor	42.83 sq m	(461 sq ft)
<b>TOTAL</b>	<b>96.36 SQ M</b>	<b>(1,037 SQ FT)</b>

We understand from reviewing the planning documents that the floor areas of the two apartments would be:

Ground Floor	45.4 sq m	(489 sq ft)
First Floor	58.8 sq m	(632 sq ft)
<b>TOTAL</b>	<b>104.20 SQ M</b>	<b>(1,121 SQ FT)</b>

**SERVICES**

We understand that all mains services are available to the property. Prospective purchasers/tenants should make their own enquiries to confirm.

**PRICE**

Offers in the region of £155,000.

**RENT**

£9,000 per annum exc.

A letting may be considered.

The lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

The Tenant will be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation.

**VAT**

Prices and rents are quoted exclusive of, but maybe subject to, the addition of VAT. However, we are informed that VAT is not payable.

**TENURE**

We have not had sight of the title deeds but are informed that the property is Freehold. This is subject to confirmation by Solicitors.

**BUSINESS RATES AND COUNCIL TAX**

Prospective purchasers/Tenants are advised to check the business rates and/or council tax payable with the local authority.

**LOCAL AUTHORITY**

Stockport MBC Fred Perry House, Edward St, Stockport, SK1 3UR.

(T) 0161 480 4949(W) [www.Stockport.gov.uk](http://www.Stockport.gov.uk).

**VIEWING**

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

**NOTE:**

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars. Viewing of the property is at prospective purchasers/tenants' own risk.

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at <http://www.rics.org>

Breakey & Nuttall do not act as Managing Agents for the subject property. Compliance Records have been requested and to date no compliance records have been provided. Tenants are obliged to comply with the Law under a Lease and should seek advice in respect of required Compliance Records. A useful website is [www.hse.gov.uk](http://www.hse.gov.uk). Subject to Lease/Contract LMGDO/RM1084 October 23