

**62 Broadstone Road
Reddish, Stockport
SK5 7AR**

For Sale

£165,000 subject to contract



64.5 sq.m (694 sq.ft)

Prominently located two storey retail/office and residential property with an income producing, self-contained, one bed first floor flat

- Flat presently let and generating an income of £5,100 per annum exclusive (£425 per month) with scope for rental growth
- Gas fired central heating to the first floor flat
- Steel security shutters
- Prominent corner location on the corner of Broadstone Road and Oldham Street
- A short walk from Houldsworth Square in the centre of Reddish
- A short walk from the large Morrisons superstore
- Stockport town centre/M60 motorway within 5 minutes' drive

Location

The property is prominently located on the corner of Broadstone Road and Oldham Street, close to Houldsworth Square in the centre of Reddish. Reddish is a popular residential area adjoining Heaton Chapel and is conveniently located for the centres of both Stockport and Manchester. Stockport town centre and the M60 motorway are within approximately 5 minutes' drive. Manchester Airport is within 20/25 minutes' drive. (SatNav: SK5 7AR)

Description

End of parade, two storey retail/office and residential property with brickwork elevations and a pitched concrete tiled roof. The property has been subject to certain improvement works and benefits from part UPVC double glazed window units.



Ground Floor

34.6 sq.m (372 sq.ft) net internal area, including front sales area, rear sales area, store and staff/store area. In addition there is a toilet cubicle with WC and wash basin.



First Floor

29.9 sq.m (322 sq.ft) net internal area, including kitchen area with fitted wall and base units and sink unit, bedroom and lounge. In addition there is a bathroom with a bath with shower over, WC and wash basin.

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.

The flat is presently let on an Assured Shorthold Tenancy at a rent of £425 per month, although, we consider the flat to be under-rented and there is scope for rental growth.

Car Parking

There is on-road car parking to the adjoining side roads.

Security

There are security roller shutters fitted to a number of the ground floor windows and doors.

Services

Available services include, gas, electricity, water and drainage. The first floor flat is fitted with a gas fired central heating installation. The ground floor retail/office premises and the first floor flat have separate gas and electricity, although, there is presently no gas meter fitted to the ground floor premises. There is a water meter fitted to the water supply to the ground floor premises. (details to be confirmed).

Energy Performance

Energy Performance Asset Rating for the retail/office premises (tbc) and for the first floor flat (tbc).

Rateable Assessment

Ground Floor Rateable Value: £3,250

Business Rates Payable 2023/24: £1,621.75

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).

Council Tax will be payable in addition by the occupier of the first floor flat, rated as Council Tax Band A. Charge for 2023/24: £1,489.77.

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

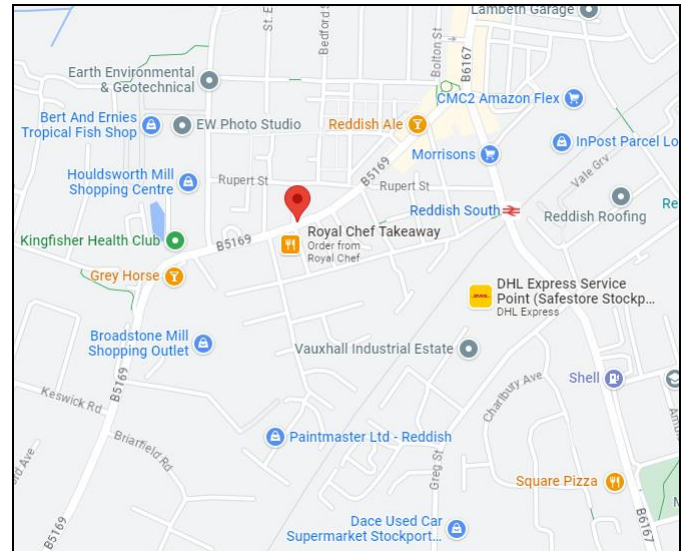
Available following completion of legal formalities, subject to agreement on specific dates between the parties and subject to the exiting occupational tenancy on the first floor flat.



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 ● RICS HomeBuyer Reports ●

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