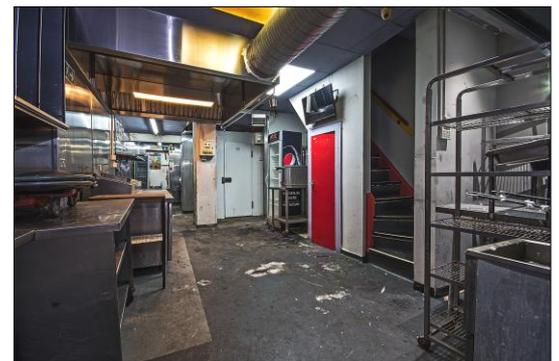


**273 London Road  
Hazel Grove, Stockport  
SK7 4PL**

**For Sale**  
**£125,000 subject to contract**  
**(May Let)**



**82.2 sq.m (885 sq.ft)**

**Prominently located, two storey, retail/former hot food takeaway property with additional basement area of 18 sq.m (194 sq.ft) and public car parking to the rear**

- Specialist hot food takeaway fittings
- Maximum depth 13.25 m (43'6")
- Gas fired heating installation (not tested)
- Motorised security shutter
- Aluminium framed shop front
- Prominent A6 location
- A short walk from Hazel Grove rail station
- Hazel Grove occupiers include M&S Simply Food, Asda, Sainsburys, American Golf, McDonalds, etc.
- Public 'pay & display' car park to the rear

## Location

The property is prominently located on London Road (A6) in the centre of Hazel Grove, within 5 minutes' walk of Hazel Grove rail station. The A6 is very well served by regular bus services to Manchester and Hazel Grove occupiers include Marks and Spencer Simply Food, Iceland, Aldi, Sainsburys, Asda, American Golf, McDonalds and many others. The Manchester Airport Eastern Link Road is within 5 minutes' drive and Stockport town centre and the M60 motorway are within 15/20 minutes' drive to the north. (SatNav: SK7 4PL)

## Description

A mid-parade, mainly two storey, retail/former hot food takeaway property with part rendered brickwork elevation and a pitched slated roof. The property has an aluminum framed shop front and part UPVC double glazed window units. There is a suspended ceiling with integral spot lighting to the front sales area and the ground floor is fitted out as a hot food takeaway, although, it is in need of refurbishment.

## Ground Floor

50 sq.m (538 sq.ft) net internal area, including front and rear sales areas, cold room and door to rear.

## First Floor

32.2 sq.m (347 sq.ft) net internal area, partitioned into 3 main areas and a cold room. In addition there is a toilet area with a WC and wash basin and lobby with a door to the rear external fire escape.

## Basement/Cellar

18 sq.m (194 sq.ft) net internal area, providing useful additional storage space with headroom of 1.88 m (6'2").

## Car Parking

To the rear of the property there is a public 'pay & display' car park.

## Security

There is a motorised security shutter over the shop front.

## Services

Available services include, gas (meter removed), electricity, water and drainage. The property is fitted with a gas fired heating installation, although, this has not been tested and may not be operational.

## Energy Performance

Energy Performance Asset Rating C-74. EPC available on request.

## Rateable Assessment

Rateable Value: £7,800

Business Rates Payable 2024/25: £3,892.20

**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

£125,000 subject to contract.

## Note

The Landlord may consider letting the property on a full repairing and insuring lease, for a term to be agreed, subject to rent reviews at three yearly intervals and an initial rent of £12,500 per annum exclusive.

Incentives will be offered to prospective tenants for them to take the property in its present condition and carry out an agreed Schedule of Works. In the event of a letting, the incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction. (The Landlord may require a rent deposit).

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

## Possession

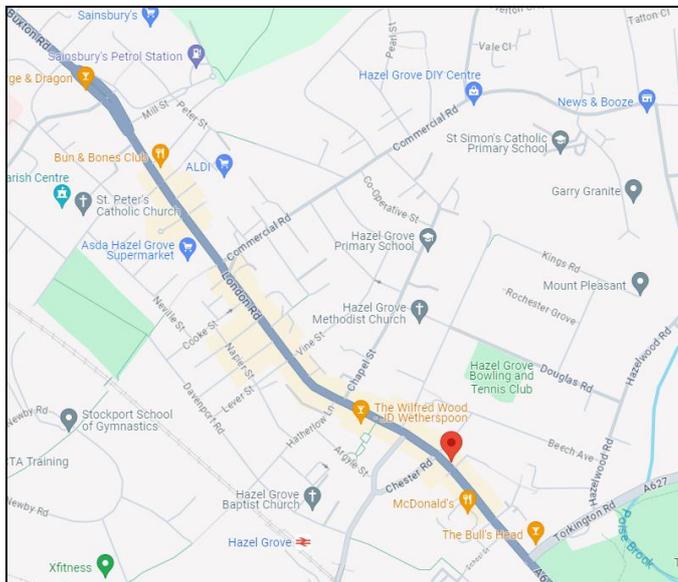
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

**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.

## 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 ● For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

**(PA3592RET-11/04/24-No.2)**

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