

For Sale

Mixed use retail/residential investment property



981-983 Stockport Road, Levenshulme, Manchester, M19 2SY

Guide Price
£350,000

Andrew J Hyde
Property Consultant

REDBROOK COTTAGE, BROOKLEDGE LANE, ADLINGTON, CHESHIRE, SK10 4JU

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Description

The property comprises a prominent 3 storey end terraced Victorian building with extended ground floor retail unit, 3 self-contained flats and loading/parking area to the rear

The retail unit is well fitted out for use as a general convenience store with cellar storage, office and storeroom to the rear.

The 3 flats are situated at ground and upper floor levels with separate access to the rear of the shop providing 1 and 2 bed self-contained accommodation.

Location

The property occupies a good secondary retail location close to Levenshulme Village Centre fronting directly onto the busy A6 between Stockport and Manchester City Centre.

Accommodation

Retail Space: 83.9 Sq m 903 Sq Ft
Storeroom and Office: 9.9 Sq m 107 Sq Ft
Cellar Storage: Kitchen and WC 33.9 Sq m 365 Sq Ft

Flat A First Floor

Entrance hall, living room, kitchen, 2 bedrooms and bathroom/WC
44.2 Sq m 476 Sq Ft

Flat B Second Floor

Living room, kitchen/diner, 1 bedroom and bathroom/WC
40.5 Sq m 436 Sq Ft

Flat C Ground Floor

Entrance hall, living room/bedroom, kitchen and bathroom/WC
26.8 Sq m 288 Sq Ft

Services

I understand that mains water, electricity, gas and drainage are connected.

Applicants are to satisfy themselves with regard to availability of services. The flats benefit from individual gas fired boilers providing space heating via hot water radiators and domestic hot water.

Tenure

I am advised the property is held long leasehold for a term of 850 years from September 2002. Ground rent £80 pa.

Occupational Leases

I am advised of the following lease details:
Retail unit - let on a 20 year lease from
15 April 2010 to 14 April 2030 providing a
current rent of £15,000 pa

Flats - All let on AST agreements:-

Flat A £400/month

Flat B £400/month

Flat C £300/month

Advertising Board £300 pa

Total Rental Income £28,500 pa

Business Rates

Retail unit – Rateable Value £9,500

Guide Price

Offers in the region of £350,000

Legal Costs

Parties are to bear their own legal costs incurred
during the transaction

Viewing

Strictly by appointment with Sole Agent
A J Hyde Property Consultant

Ref: Andrew J Hyde

Mobile Tel: 07341 555148

Disclaimer

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