

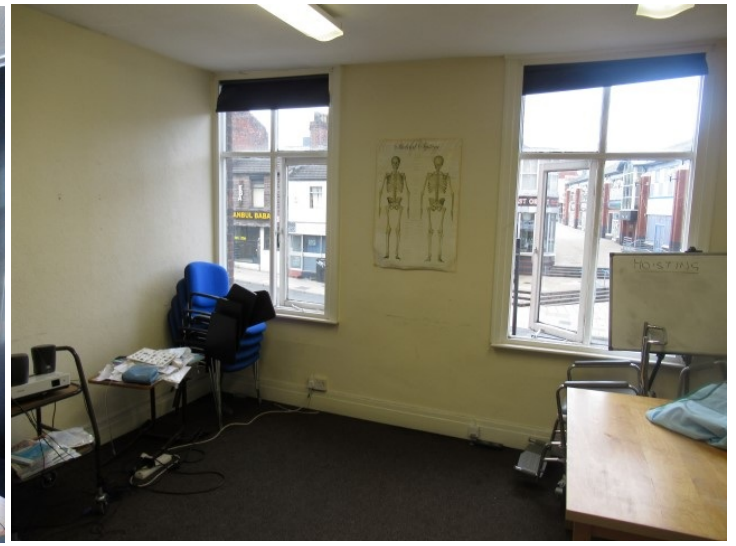
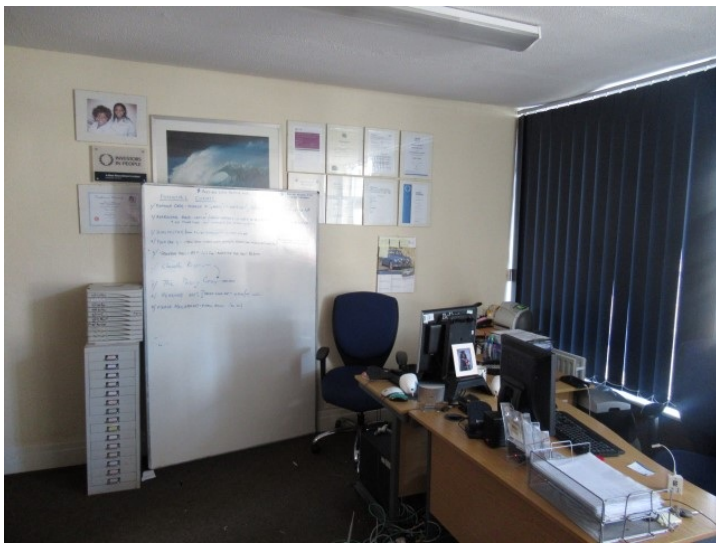


FOR SALE : 1,507 SQ.FT. A2 OFFICE/SHOP PREMISES WITH BASEMENT AND LOFT STORAGE

**65 Wellington Road South (A6)
Stockport SK1 3RU**



0161-477 0444
www.impey.co.uk



Location

From Mersey Square in the centre of Stockport, travel towards Hazel Grove along the main A6 Wellington Road South. The property is situated after a short distance on the left close to the junction of Wellington Road South and Norbury Street. The property occupies a town centre position opposite the Grand Central Retail Development and is within a few minutes walk of the Merseyway Shopping Centre.

Description

A middle terraced two storey building of traditional construction with brickwork elevations all under a pitched slate roof. The property benefits from a modern shop front and to the rear is a yard providing parking for two cars.

Property Details

Building type	A2 office/shop premises with basement and loft storage
Size	1507 sq.ft. (140 sq.m.)
Ground Floor	Comprising A2 office/shop 13'1" x 15", office 12'2" x 12'6, kitchen and toilet facilities
First Floor	Office 1 - 12'6" x 15'2, Office 2 - 12'6" x 15'2" and toilet facilities
Attic	15'2" x 15'1"
Basement	12'5" x 12'6" with additional 15'4" x 12'1"
Parking	Parking facilities for two cars
Services	All mains services are available to the property together with fluorescent lighting and gas fired central heating
Legal Costs	Each party to pay their own legal costs
Price	£125,000 subject to contract
Tenure	Freehold and free from chief rent
EPC Category	B
Rateable assessment	For information on rateable value go to www.voa.gov.uk

Contact us

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IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) An EPC will be provided as soon as it is available.
- iii) The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective tenant obtains professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the web site: www.bpf.org.uk

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