

6/6A & 8 Station Road, Cheadle Hulme, Greater Manchester SK8 5AE

\*GUIDE PRICE: £580,000 (plus fees)



Tenanted Ground Floor Restaurant with First Floor Dance School with Car Park Producing £42,500 p.a.x

Detached two storey double fronted property providing Restaurant t/as Whittakers Fish Bar to the ground floor plus dance school t/as Sophie Dee School of Dance to the first floor. In addition there is a designated car parking area to the rear for c16 cars. The property is situated fronting Station Road in the centre of Cheadle Hulme in close proximity to Cheadle Hulme rail station with nearby occupiers including Costa Coffee, Asda and Waitrose Supermarkets.Cheadle Hulme lies 2.3 miles (3.7 km) south-west of Stockport and 7.5 miles (12.1 km) south-east of Manchester.The property is fully let currently producing £42,500 pa as follows:-

Description:

- 6 Station Road (Restaurant / private individual): 25 year lease from 06.06.2016 at a rental of £16,000 pa (next review 2021)
- 6a Station Road (1st Floor Dance School): 12 year lease from 16.07.2015 at a rental of £10,000 pa (next review 2020 RPI linked)
- 8 Station Road (Restaurant / Private Individual): 25 year lease from 10.03.2016 at a rental of £16,500 pa (next review 2021)

Tenure: See Legal Pack  
Local Authority: Stockport Metropolitan Borough Council  
Energy Performance Certificate (EPC): Current Rating C & D

Approximate net internal areas:- Ground Floor (6-8 Station Road) 198.66 sq.m /2,138 sq ft

First Floor (6a Station Road) 131 sq.m /1,410 sq ft



Additional Fees  
Buyer's Premium: £900 inc VAT payable on exchange of contracts.  
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.  
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.