

Freehold

B1 Office/ Business / D1 Non-residential institution

Town Centre Office Property For Sale

Location

Ethnic Diversity Service Bann Street, Stockport, Cheshire, SK3
OEX



Property Details

High profile single storey office adjacent to Stockport town centre and close to Stockport bus and train stations.

Rates exempt. Suitable for office or D1 occupiers.

The property is comprised of a self contained single storey office building of traditional construction with full high brick elevations and a flat roof. To the front of the property parking for 7 cars is available.

Internally the property has been sub-divided to provide:

- A feature reception
- Two open plan office/training areas
- Private office
- Store.

ACCOMMODATION:

1280 sq.ft.overall providing entrance lobby, 2 x open plan office areas, private office area, store areas and an amenity block comprising ladies/disabled and gents toilet facilities and a kitchen.

SERVICES:

All main services are available at the property including three phase and single phase electricity, water and drainage.

A new lease is also available, please contact us for more information.

Location Description

From Mersey Square in the centre of Stockport, travel towards Hazel Grove along the main A6 Wellington Road South. After a short distance and at the traffic light junction with Stockport Town Hall on the left, turn right onto Greek Street. At the roundabout junction take the third exit onto King Street West where the site is located after a short distance on the right hand side at the junction of King Street West and Bann Street.

The property adjoins the Town Centre and faces onto the proposed inner town centre ring road. The site is a few minutes walk from both the centres of Stockport and Edgeley and also from Stockport Bus and Railway Stations.

Floor Areas	Sq Ft	Sq M
Ground Floor	1,280	118.92
Total	1,280	118.92

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Other Spaces

Parking	7	Spaces
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Measurements taken

These are net internal measurements taken by a surveyor.

Asking Price:

£165,000

VAT

The VAT status of the property is to be determined.

Business Rates

The property is assessed for rates as follows:

Rateable Value: £8,479

Local Authority

Stockport Metropolitan Borough Council

Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction.

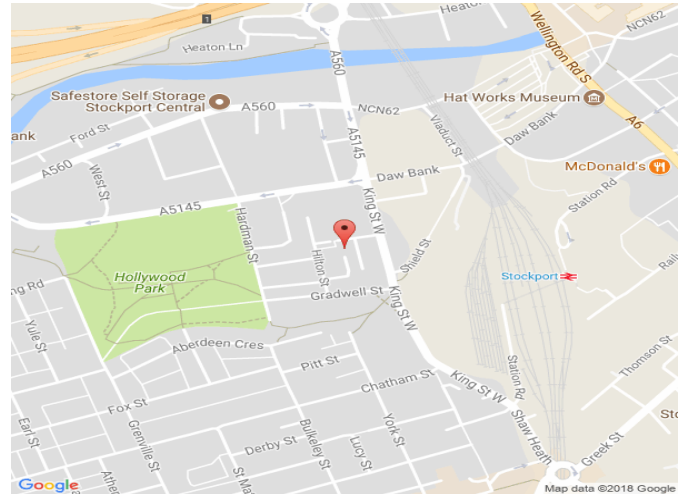
Energy Performance Certificate

The EPC for the building is available on request.

References & AML Checks

All successful offers will be subject to a non-refundable reference and Anti-Money Laundering (AML) check at a cost of £69 + VAT, this charge is for UK residents only and additional charges may apply subject to our Terms & Conditions.

MAP VIEW



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Gallery



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