

20/22 Market Place Stockport

For Sale
£295,000 subject to contract



622.8 sq.m (6,704 sq.ft)

Substantial, town centre, part listed, landmark property with rear courtyard. Retail, office and potentially residential redevelopment opportunity. Presently let on short term agreements formed excluding the security of tenure provisions of the Landlord & Tenant Act 1954.

- Suitable for a variety of retail, office & alternative uses (subject to planning permission)
- Forming part of Stockport's historic Market Place
- Adjoining other retail & commercial properties
- Features include ornate front elevation & exposed internal timbers
- With a short walk of Stockport's prime retail areas
- Fire alarm

Location

The property forms part of the historic Market Place conservation area in Stockport town centre, adjoining other retail and commercial properties and is within a short walk of Stockport's prime retail areas where retailers include Debenhams, BHS, Marks & Spencer, Primark and Sainsbury's. Stockport benefits from an extensive retail centre, a mainline rail link and motorway connection (M60) and Manchester International Airport is within 15/20 minutes' drive.

(SatNav: SK1 1EU).

Description

A part two storey and part three storey retail and office property of brickwork construction with a part pitched slated roof and an ornate front elevation.

Ground Floor - 20 Market Place

132.4 sq.m (1,425 sq.ft) net internal area, including main sales area with private office areas and kitchen. In addition there are ladies and gents toilets.

(The premises are presently let on a lease expiring 31st December 2015 at a rent of £10,750 per annum exclusive and formed excluding the security of tenure provisions of the Landlord & Tenant Act 1954).

Ground Floor - 22 Market Place

Ground Floor: 152.9 sq.m (1,646 sq.ft) net internal area, including main sales/showroom area, private office areas and kitchen. In addition there are ladies and gents toilets.

Basement: 33.2 sq.m (357 sq.ft) gross internal area.

(The premises are to be let on a renewed lease expiring 29th May 2018 at a rent of £10,750 per annum exclusive and formed excluding the security of tenure provisions of the Landlord & Tenant Act 1954. There is to be a tenant's option to break at the end of year 2 lease terms to be confirmed).

First & Second Floor Offices - 20 & 22 Market Place

Ground floor: Entrance foyer with stairs to first floor.

First Floor: 254 sq.m (2,734 sq.ft) net internal area, including a range of office areas and kitchen. In addition there are lobby/landing areas and 6 separate ladies/gents toilets.

Second Floor: 83.5 sq.m (899 sq.ft) net internal area, including private offices and kitchen.

(Presently let on short term agreements at nominal rents formed excluding the security of tenure provisions of the Landlord & Tenant Act 1954 (details to be confirmed)).

Outside

To the rear there is an external courtyard area, known as Angel Yard, which forms part of the ground floor 20 Market Place letting.

Car Parking

There are a number of 'pay and display' and contract car parking facilities within a short walk of the property.

Services

Available services include gas, electricity, water and drainage. The ground floor of 20 Market Place has a gas fired central heating installation and the remainder of the property mainly has electric heating.

Energy Performance

Energy Performance Asset Rating G. EPC available on request.

Rateable Assessment

Rateable Value: £(to be re-assessed).

Business Rates Payable 2015/16: £(to be re-assessed).

(The figures should be verified and may be subject to transitional adjustments/supplements/relief).

Tenure

Freehold/Long Leasehold (to be confirmed).

Purchase Price

£295,000 subject to contract.

Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH

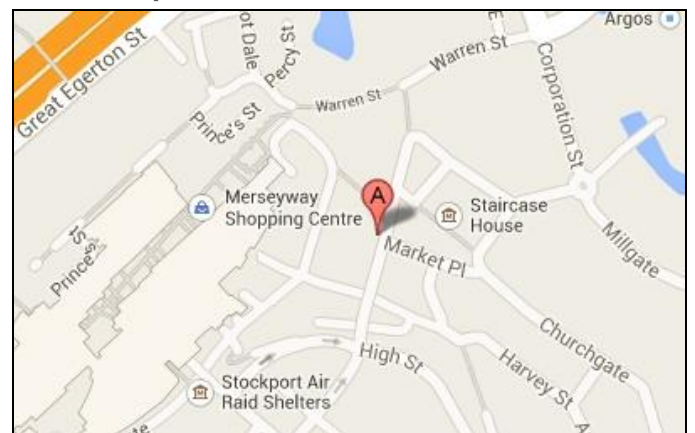
Email: enquiries@buckleycommercial.co.uk

www.buckleycommercial.co.uk

Important Note

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

Location Map



(PA2300 SALE-21/09/15-No.13)

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