

MBRE

INVESTMENT FOR SALE



15
Lower Hillgate
Stockport
SK1 1JQ

**2,330
SQ.FT**



- Fully renovated three storey mixed investment
- Ground floor bakery with FF/SF apartments
- GF: 1,102 Sq.ft/Basement: 353 Sq.ft
- First Floor: 552 Sq.ft/Second Floor: 323 Sq.ft
- GF shop RV: £6,100/Flat Council Tax band A
- Apartments 1 & 2 to be sold vacant possession
- Ground floor bakery let at £15,000 pax
- Fully let income circa £40,200 pa - 8% yield

Location

The property is located on Lower Hillgate in Stockport Old Town and is a short walk to the Merseyway shopping centre, Stockport Interchange and Stockport train station.

- M60: 1.2 miles.
- Stockport Interchange: 5 min walk.
- Stockport Station: 10 min walk.
- Merseyway: 2 min walk.



Description/Accommodation

The property provides mixed commercial and residential accommodation over four floors with the ground floor and basement providing commercial bakery accommodation and the first and second floors providing renovated residential accommodation accessed separately off Lower Hillgate.

Ground floor: 1,102 Sq.ft overall including main sales, preparation area, cold room, store room and rear pottery room.

Basement: 353 Sq.ft overall providing storage accommodation.

First floor: 552 Sq.ft overall including kitchen diner, corridors, cupboard, bedroom 1, bedroom 2 and bathroom.

Second floor: 323 Sq.ft overall including kitchen diner, corridors, cupboard, bedroom and bathroom.

RV/Council Tax

Apartment 1: Council Tax band A: £1,745.93.

Apartment 2: Council Tax band A: £1,745.93.

Rateable value: £6,100.

Small Business Rates Multiplier 2026/27: 49.9p.

Contact SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.

Title Number: GM619833.

Price/VAT

£500,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable on the sale.

Utilities

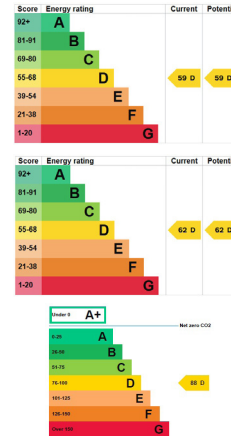
Mains services are available including gas, electricity, water and drainage.

Planning

We understand the property benefits from C3/E uses.

Buyers to make their own enquiries.

EPC Rating



Lease Terms

GF retail premises let on a 10 year term commencing 13th April 2022 subject to a passing rent of £15,000 pax with Tenant only breaks at 3 yearly intervals and rent review at year 5. The Lease benefits from Guarantors.

Flat 1 ERV: £13,800pa - £1,150pcm - sold VP.

Flat 2 ERV: £11,400pa - £950pcm - sold VP.

Legal Costs/Conditions

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JUNE 2026.