

# MBRE

# INVESTMENT FOR SALE



**120-122**  
Station Road  
Hadfield  
SK13 1AN

**2,400  
SQ.FT**

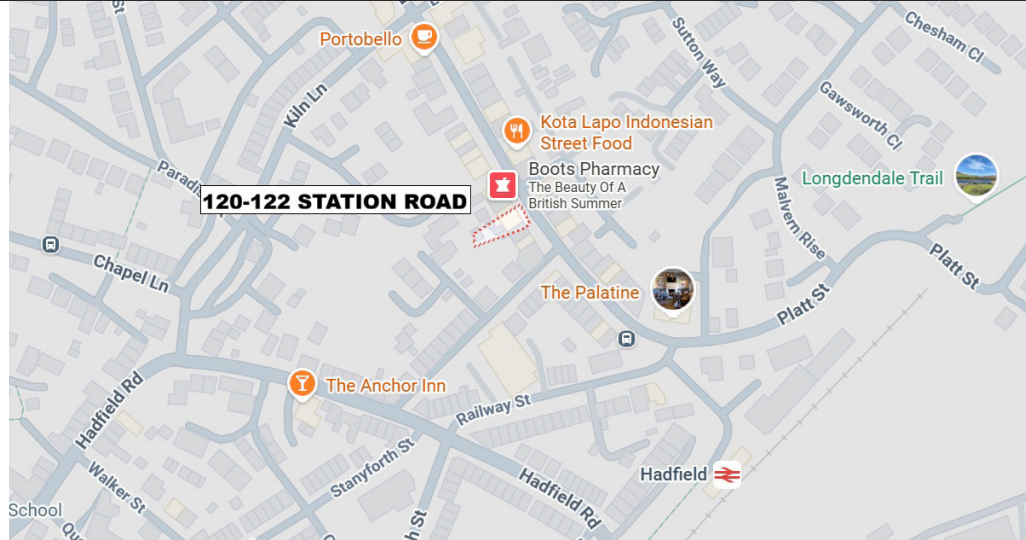


- Part let mixed commercial/resi investment
- Ground floor fully let retail beauty salon
- First and second floor 4 bedroom flat
- External terrace/gardens and flat parking area
- Low GF retail RV: £5,800 - 100% retail relief
- Council Tax band B: £1,825.35 payable
- Ideal residential home with shop income
- Shop income: £13,200/Price for whole £505k

## Location

The property is located fronting Station Road in Hadfield town centre and is a short drive to the centre of Glossop and a short drive to the M67 Motorway.

- Glossop: 2 miles.
- M67: 2.5 miles.
- Stockport: 12 miles.
- Manchester: 12.5 miles.



## Description/Accommodation

The property provides a 3 storey mixed use commercial and residential part let investment premises of traditional construction with stone work elevations under a pitched roof. To the rear are external GF storage buildings, rear terrace and gardens along with private parking for up to 4 cars accessed off Salisbury Street.

Ground floor retail premises: 920 Sq.ft comprising:- Main sales: 280 Sq.ft, Treatment room: 192 Sq.ft, Corridor: 43 Sq.ft, Treatment room: 90 Sq.ft, Treatment room: 92 Sq.ft, Corridor: 18 Sq.ft, Cupboard: 6 Sq.ft, Rear treatment area: 134 Sq.ft, Kitchen: 65 Sq.ft, Toilet with low level wc and hand wash facilities.

First & second floor flat: 1,480 Sq.ft comprising: - Ground floor lobby: 198 Sq.ft, First floor Kitchen: 80 Sq.ft, Dining room: 200 Sq.ft, Living room: 175 Sq.ft, Corridor 20 Sq.ft, Bedroom/cupboard: 193 Sq.ft, Bedroom 120 Sq.ft, Second floor bedroom: 192 Sq.ft, Bedroom: 204 Sq.ft, Bathroom: 67 Sq.ft, Corridor: 31 Sq.ft.

First floor external covered patio/terrace, gardens and parking for up to 4 cars. Ground floor external store.

## RV/Council Tax

Rateable value: £5,800.

Small Business Rates Multiplier 2026/27: 49.9p.

Council Tax band B: £1,825.35 payable.

Interested parties are advised to make their own enquiries with High Peak: 0300 456 0625

## Tenure

We understand that the property is Freehold.

Title Number: TBC.

## Price/VAT

£505,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

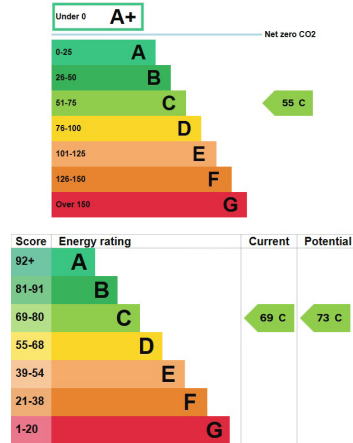
## Tenancy Agreement

GF: Let for 5 years from 26th February 2025 subject to a passing rent of £13,200 pax with 3 yearly rent reviews.

## Conditions

Subject to Contract.

## EPC Rating



## Utilities

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

## Planning

We understand the property benefits from E/C3 use. Buyers to make their own enquiries.

## Legal Costs

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. MAY 2026.