

MBRE

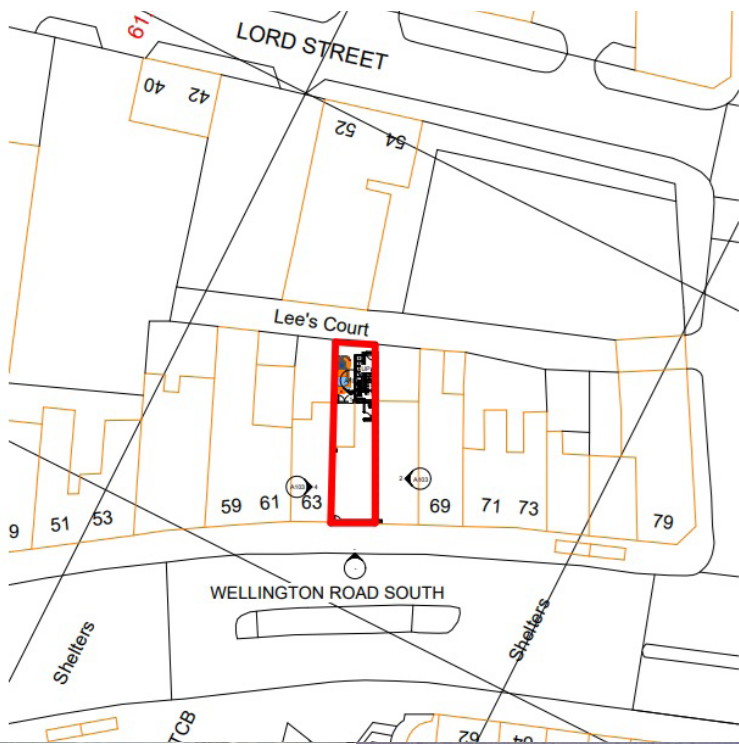
DEVELOPMENT FOR SALE



65

Wellington Road South
Stockport
SK1 3RU

**1,637
SQ.FT**

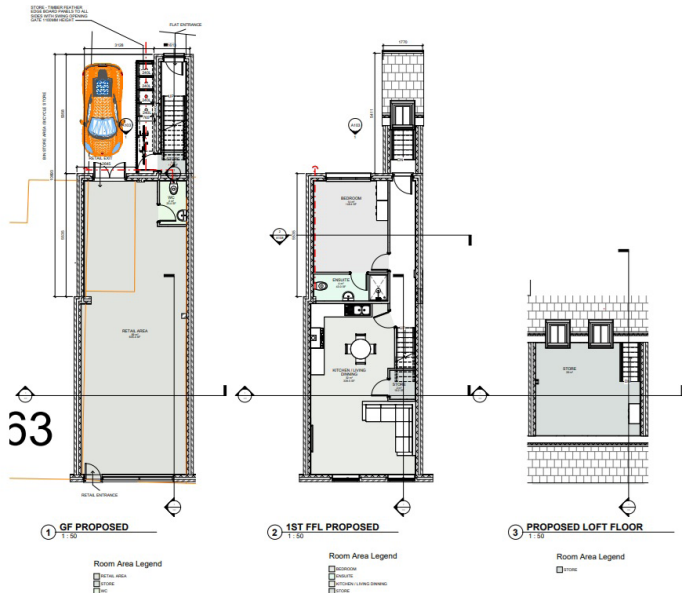
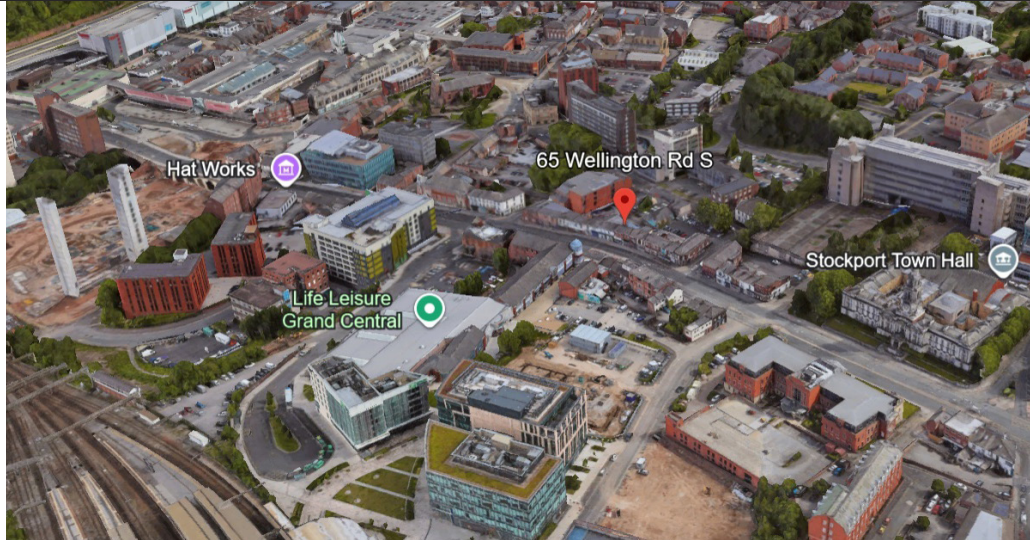


- Part built mixed use development opportunity
- Planning consent granted 25/03/2024
- Planning Reference Number: DC/090284
- Consent for 1/2 bed flat & extended GF shop
- External parking to the rear for one vehicle
- Prominent trading position with rear loading
- Opposite & close to Stockport train/bus stations
- £295,000 - Estimated income £28,200 - 9.6% yield

Location

The property is located fronting Wellington Road South in Stockport and is located opposite Stockport train station and is a short walk to Stockport Interchange bus depot and the Merseyway shopping precinct. The M60 is a short drive away.

- M60: 1 mile.



Description/Accommodation

The property provides a part developed four storey mixed use commercial and residential building with planning consent granted for a proposal to erect a double and part single storey extension, loft conversion with new dormer to form a residential 1 bed self contained flat across the 1st and 2nd floor and to increase the retail area on the ground floor.

Measurements as per the Architects drawings as follows:

Ground floor: 671.8 Sq.ft overall comprising: - Ground floor sales: 635.4 Sq.ft, Ground floor w.c: 25.4 Sq.ft, Store: 11 Sq.ft.

First & second floor flat: 966.1 Sq.ft overall comprising: Kitchen/living/dining: 339.5 Sq.ft, Store: 16.2 Sq.ft, En-Suite: 43 Sq.ft, Bedroom: 148.4 Sq.ft, Second floor store: 419 Sq.ft.

Rateable Value

Rateable value: £11,750.

Small Business Rates Multiplier 2026/27: 43.2p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.

Title Number: TBC by the vendor Solicitor.

Price/VAT

£295,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable on the sale.

Expected Rent

Ground floor shop: £15,000 pax - £1,250 pcm.

First & second floor flat: £13,200 - £1,100 pcm.

Conditions

Subject to Contract.

Planning Consent

Full planning consent was granted 25/03/2024 for a proposal to erect a double and part single storey extension, loft conversion with new dormer to form a residential 1bed self contained flat across the 1st and 2nd floor and to increase the retail area on the ground floor.

Work has commenced with new elevations in place, roofing works part completed, new windows/shop front with electric shutter. Works to be completed by the buyer.

Utilities

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

EPC Rating

Details available from Agents MBRE.

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. AUGUST 2026.