

MBRE

INVESTMENT FOR SALE



24-26

Little Underbank
Stockport
SK1 1JT

2,278 SQ.FT



- Mixed commercial & residential investment
- Ground floor shop with 3 residential flats
- GF double fronted shop fully let to 1 Tenant
- Three one bedroom residential flats
- GF Shop Lease let for 5 years expiring 2030
- Located in the heart of Stockport Old Town
- Separate access for each flat and GF shop
- £650,000 - Income £46,440 - 7.1% yield

Location

The property is located fronting Little Underbank in Stockport Old Town with rear access available off Royal Oak Yard. The property is a short walk to the Merseyway Shopping Centre and Stockport bus and train stations.

- M60: 0.5 miles.
- Manchester: 7 miles.



Description/Accommodation

The property provides a four storey mid terrace mixed commercial retail and residential property of traditional construction with brickwork elevations under a pitched slate roof.

Access is available to the commercial retail units off Little Underbank. The first, second and third floor flats are accessed off Royal Oak Yard.

Ground floor Shop: 585 Sq.ft overall split between 24/26 including sales areas, kitchen, toilets, store rooms.

Flat 1 Third floor: 393 Sq.ft comprising lounge, kitchen, bathroom, store cupboard and landings.

Flat 2 Second floor: 674 Sq.ft comprising lounge, kitchen, bathroom, store cupboard, landings.

Flat 3 first floor: 626 Sq.ft comprising lounge, kitchen, bathroom, store cupboard, landings.

RV/Council Tax

24 Little Underbank RV: £4,900.
26 Little Underbank RV: £5,800.
Flat 1 Council Tax band: A - £1,745.93.
Flat 2 Council Tax band: A - £1,745.93.
Flat 3 Council Tax band: A - £1,745.93.

Tenure

We understand that the property is Freehold.
Title Number: TBC by the vendors Solicitor.

Price/VAT

£650,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable on the sale.

EPC Rating

We understand the EPC rating is C.
Details from Agents MBRE.

Conditions

Subject to Contract.

Lease/Tenancies

24-26 Little Underbank: Let for a term of 5 years from 13/09/2028 expiring 13/10/2030 subject to a passing rent of £18,000 per annum exclusive.

Flat 1: Let for 12 months from 19/11/2025 subject to a passing rent of £750 pcm/£9,000 pa.
Flat 2: Let for 24 months from 01/07/2025 subject to a passing rent of £825 pcm/£9,900 pa.
Flat 3: Let for 12 months from 14/10/2025 subject to a passing rent of £795 pcm/£9,540 pa.

Utilities

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

Planning

We understand the property benefits from E/C3 uses.
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. AUGUST 2026.