

MBRE

INVESTMENT FOR SALE



88-90
Castle Street
Edgeley
Stockport, SK3 9AL

**3,395
SQ.FT**



- Mixed use residential/commercial investment
- Finished to a high standard throughout
- GF Retail cafe premises: 1,085 Sq.ft
- FF/SF 4 bedroom flat: 1,545 Sq.ft
- Additional basement storage: 765 Sq.ft
- GF RV: £17,250/Flat Council Tax: £1,564.42
- Available with vacant possession
- Est. annual income £46,000 - 10.2% Yield

Location

The property is located on Castle Street in the heart of Edgeley, Stockport. The property is located close to Stockport town centre, Stockport train station and a short drive to Cheadle village and the M60 Motorway.

- M60: 1.5 miles.
- Manchester: 7 miles.



Description/Accommodation

The property provides a mixed use commercial community cafe premises at ground floor level which has been fitted out to a high standard with access to basement storage and includes serving counter, seating area and access to toilet facilities along with intruder alarm and external and internal electronic security shutters. Rear access is available off St. Matthew's Road.

The residential flat is access from St. Matthew's Road and provides ground floor entrance hallway with laundry area leading to the first floor which includes communal living room, large open plan kitchen with access to the outdoor roof terrace. Internally the flat benefits from a communal bathroom, four bedrooms - 2 of which are en-suite.

Ground floor retail cafe: 1,085 Sq.ft overall including seating area, serving counter and storage.

Residential flat: 1,545 Sq.ft overall including GF entrance hallway/laundry area, first floor with 2 bedrooms (1 en-suite), kitchen and bathroom and second floor with 2 bedrooms (1 en-suite).

Basement: 765 Sq.ft overall comprising two open plan areas.

RV/Council Tax

Rateable value: £17,250 - Retail relief may be available
Small Business Rates Multiplier 2024/25 49.9p.
Council Tax - Band A - £1,564.42 payable.
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.

Price/VAT

£450,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable at the property.

Rents

GF Retail cafe: Estimated rent £18,000 pax.
FF Flat: Estimated £600/room/month - £28,800 pa

Conditions

Subject to Contract.

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Utilities

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

Planning

DC/017903: Single storey extension/roof terrace/flat.
DC/054268: Change of use from A1 - A3 (Now E class).

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. FEBRUARY 2025.