

# MBRE

# RETAIL INVESTMENT FOR SALE



**107**  
Stockport Road  
Marple  
Stockport, SK6 6AF

**1,212**  
**SQ.FT**



- Fully let four storey retail investment opportunity
- External electronic security roller shutters
- Ground floor kitchen/toilet & first floor bathroom
- GF: 503 Sq.ft/FF: 381 Sq.ft/SF: 328 Sq.ft
- Additional 260 Sq.ft basement storage - 6' height
- Low RV: £10,000 - 100% SBRR - NIL RATES
- Fully let for 7 years expiring 24th October 2028
- Let for £15,000pax/£260k - 5.8% initial yield

## Location

The property is located fronting Stockport Road close to the centre of Marple village and is a short walk from Market Street and Hollins Parade.

- Stockport: 6 miles.
- M60 Motorway: 5.5 miles.
- Manchester: 12 miles.



## Description/Accommodation

The property is a four storey mid terrace retail premises of traditional construction with brickwork elevations under a pitched slate roof. The property benefits from modern double glazed shop front, secure rear loading door both with external electronic security roller shutters, first floor office/store rooms and bathroom with shower cubicle, second floor office/storage rooms and additional basement store.

Ground floor: 503 Sq.ft.  
 Main sales: 15'8" max width x 31'2" max depth.  
 Kitchen: 7'2" x 4'8" with access to rear.  
 Toilet with low level w.c and sink.

First floor: 381 Sq.ft.  
 Front office: 11'5" x 17'2".  
 Mid office/store: 7'3" x 12'2".  
 Rear office: 7'3" x 12'3".  
 Bathroom with low level w.c, sink and shower cubicle.

Second floor: 328 Sq.ft.  
 Front office: 17'3" x 11'8".  
 Rear office: 15'2" x 8'3".

Basement: 260 Sq.ft. - 17'2" x 15'2" - height 6'.  
 Electric, gas, water meters are located in the basement.

## Rateable Value

Rateable value: £10,000.

Small Business Rates Multiplier 2025/26: 49.1p.

100% SMALL BUSINESS RATES RELIEF AVAILABLE.

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

## Lease Term

Let for 7 years from 25th October 2021 expiring 24th October 2028. Rent review October 2026.

## Rent

£15,000 per annum exclusive.

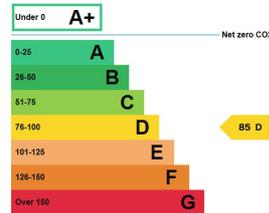
## Price

£260,000 Subject to Contract.

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

## EPC Rating



## Utilities

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

## Planning

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

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from 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. MARCH 2026.