

MBRE

INVESTMENT FOR SALE



187/187a
Bramhall Lane
Davenport
Stockport, SK2 6JA

**945
SQ.FT**



- Prominent sought after Davenport location
- Ground floor retail unit with first floor flat
- GF: 290 Sq.ft / LGF: 327 Sq.ft / FF: 328 Sq.ft
- Large rear storage yard accessed off Peel St.
- Ground floor available with vacant possession
- First floor flat let for £600pcm plus £80pcm bills
- Freehold tenure: Title number: MAN171688
- Projected income £22,200 - 8.5% projected yield

Location

The property is located fronting Bramhall Lane in the heart of Davenport with rear access off Peel Street. The property is located a short drive to the A6 Buxton Road, Stockport Train Station and the M60.

- A6: 0.5 miles.
- Stockport train station: 1.1 miles.
- M60: 2 miles.



Description/Accommodation

The property provides a mid terrace mixed commercial and residential premises of traditional construction with rendered brickwork elevations under a pitched slate roof. The ground floor commercial unit provides accommodation over ground and lower ground floors with the benefit of external security roller shutters and the first floor flat is separately accessed from the rear off Peel Street.

187 Bramhall Lane: 617 Sq.ft comprising:-

- Main sales: 118 Sq.ft - 11'3" x 10'6".
- Seating area: 33 Sq.ft - 5'4" x 6'2".
- Corridor: 23 Sq.ft - 2'11" x 8'0".
- Kitchen: 34 Sq.ft - 6'1" x 4'3".
- Rear treatment room: 57 Sq.ft - 6'1" x 9'4".
- LGF treatment room: 100 Sq.ft - 6'4" x 15'9".
- Corridor: 59 Sq.ft overall.
- Front store: 168 Sq.ft - 16'6" x 11'3" less 3'0" x 6'10".

187a Bramhall Lane: 328 Sq.ft comprising:-

- GF utility room: 11 Sq.ft - 4'2" x 2'8".
- GF foyer: 14 Sq.ft - 3'4" x 4'2".
- Landing: 25 Sq.ft overall.
- Bathroom: 32 Sq.ft - 5'11" x 5'4".
- Kitchen/diner: 163 Sq.ft - 11'5" x 14'2".
- Bedroom: 76 Sq.ft - 9'3" x 8'3".
- Cupboard: 7 Sq.ft - 2'10" x 2'7".

RV/Council Tax

Rateable Value: £4,200.

Small Business Rates Multiplier 2024/25: 0.49p.

100% SBRR Available - Nil payable rates.

Council Tax Band A: £1,650.21. Tenant to pay.

Interested parties contact SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.

Title Number: MAN171688 - TBC by Solicitors.

Price/VAT

£260,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

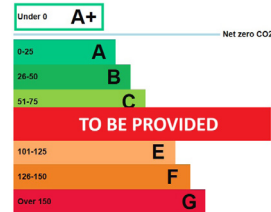
Utilities

Mains services are available including electricity, water and drainage.

Conditions

Subject to Contract.

EPC Rating



Flat Fixtures/Fittings

Two seater sofa, coffee table, TV table, 3/4 size bed, bedside table, fridge/freezer, washer/dryer and oven.

Lease/AST

GF Commercial: Sold VP - projected rent £15,000 pax.

FF 1 bed flat: £600pcm/£7,200pax.

Planning

We understand the property benefits from E/C3 uses. Buyers to make their own enquiries. TBC by Solicitors.

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. JULY 2025.