

MBRE

WAREHOUSE/SHOWROOM FOR SALE



Unit 1

Watford Bridge Ind. Estate
Watford Bridge Road
New Mills, SK22 4HJ

**0.609
ACRE**

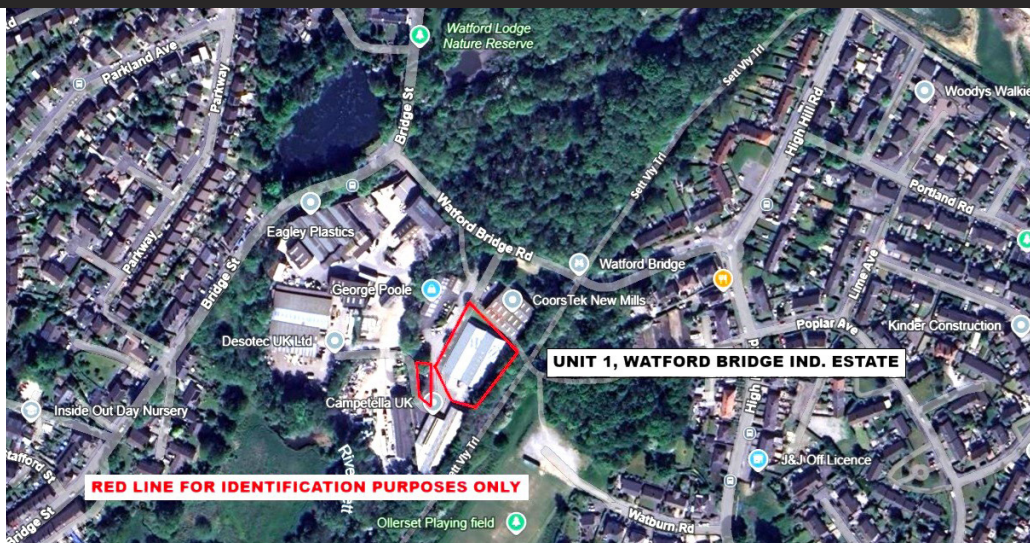


- Detached industrial unit with showroom
- Comprising two adjoining industrial units
- High quality showroom with private offices
- Providing 8 car spaces to front of building
- Additional parking located in the gated yard
- RV: £42,750 - £21,332.25 payable rates
- Loading area suitable for artic lorries
- Gardens to side and rear of the property

Location

The property is located on Watford Bridge Industrial Estate off Watford Bridge Road and is located approximately 0.5 miles from New Mills town centre.

- Stockport: 9 miles.
- M60: 9.5 miles.
- Marple: 4.5 miles.



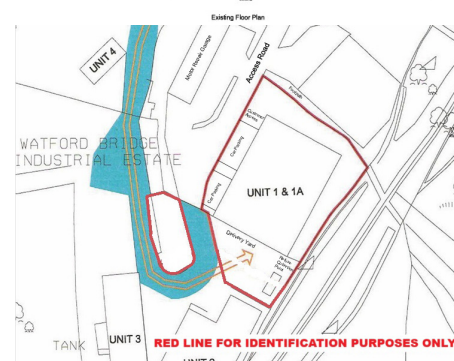
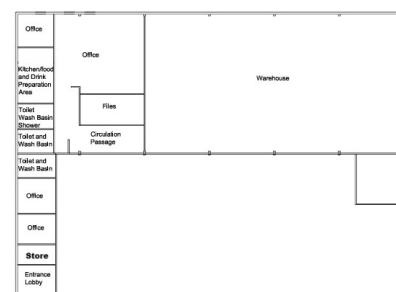
Description/Accommodation

The property provides an industrial unit which has been renovated to a very high standard compatible to 2016 Building & Insulation requirements to provide rear warehousing with private and open plan offices plus kitchen facilities along with front showroom premises with private sales offices and toilet facilities which can be sub divided to provide two adjoining industrial units.

The unit provides accommodation on a gross internal area basis of approximately 12,271 Sq.ft and externally the site area extends to around 0.609 Acres/0.246 Hectares.

Car parking to the front of the showroom provides for 8 spaces with additional spaces available to the rear within the secure gates loading yard.

The unit benefits from fibre optic cabling & ceiling fire/smoke barriers.



Rateable Value

Rateable value: £42,750.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with High Peak Council: 01298 28400.

Tenure

We understand that the property is Freehold.

Title Number: DY493804.

Price/VAT

£1,050,000 SUBJECT TO CONTRACT.

VAT is payable on the sale of the property.

Utilities

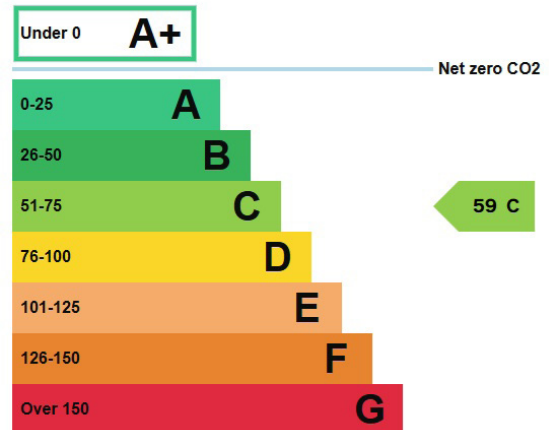
Mains services are available including gas, electricity, water and drainage.

Conditions

Subject to Contract.

The property is sold with vacant possession.

EPC Rating



Planning

Planning granted 01/07/2014 HPK/2014/0156 for proposed Change of Use and External Alterations to Industrial Units 1, 1a & 1b Watford Bridge Works, Watford Bridge Road, New Mills to accommodate new Retail Showroom/Warehouse for Fountain Bathrooms and Kitchens, Market Street, New Mills now reconfigured as Unit 1 with High Peak Borough Council.

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 believed 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 2025.