

MBRE

**INVESTMENT
FOR SALE**



407
Hempshaw Lane
Stockport
SK1 4QA

**790
SQ.FT**



- Fully renovated mixed use investment
- Freehold & available with vacant possession
- GF Shop: 325 Sq.ft / FF Flat: 465 Sq.ft
- Plus 150 Sq.ft External bike & storage shed
- Separate access for shop and for flat
- Low RV: £2,650 - 100% SBRR - Nil rates
- Estimated income £18,000pax - 8% yield
- Ready for new owner to secure new Tenants

Location

The property is located fronting Hemphaw Lane in Stockport and is a short drive to Stockport town centre and J1 of the M60 Motorway.

- Stockport: 1.5 miles.
- M60: 1.5 miles.
- Offerton: 1 mile.



Description/Accommodation

The property provides a mixed use commercial retail and residential flat forming part of a mixed use terrace of shops and flats and occupying an end terrace position.

The property benefits from open plan retail sales, rear toilet and access to the rear yard and bicycle store. The flat provides duplex 1 bedroom living accommodation which is finished to a high standard with fully fitted kitchen and bathroom facilities.

Ground floor retail: 325 Sq.ft Overall comprising:-

Main sales: 258 Sq.ft - 12'5" x 23'0" less stairs 8'3" x 3'6".

Under stairs store: 13 Sq.ft - 2'7" x 4'11".

Kitchen: 35 Sq.ft - 4'0" x 8'9".

W.C: 19 Sq.ft - 6'5" x 2'11".

External bike store: 150 Sq.ft - 6'4" x 9'7".

First and second floor flat: 465 Sq.ft overall comprising:-

GF foyer: 31 Sq.ft - 10'5" x 3'0".

FF & SF landings: 70 Sq.ft overall.

Living room: 118 Sq.ft - 12'2" x 9'8".

Kitchen: 48 Sq.ft - 8'1" x 6'0".

Bathroom: 43 Sq.ft - 8'9" x 5'6" less 4'0" x 2'1".

Cupboard: 5 Sq.ft - 2'7" x 4'0".

SF Bedroom 150 Sq.ft - 8'8" x 19'4" plus 7'7" x 2'10"

Council Tax/RV

Council Tax: Band A - £1,650.21 payable.
Rateable value: £2,650.
Small Business Rates Multiplier 2025/26: 49.9p.
100% SBRR available - Nil payable rates.
Interested parties contact SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.
Title Number: CH84376.

Price/VAT

£225,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable on the sale.

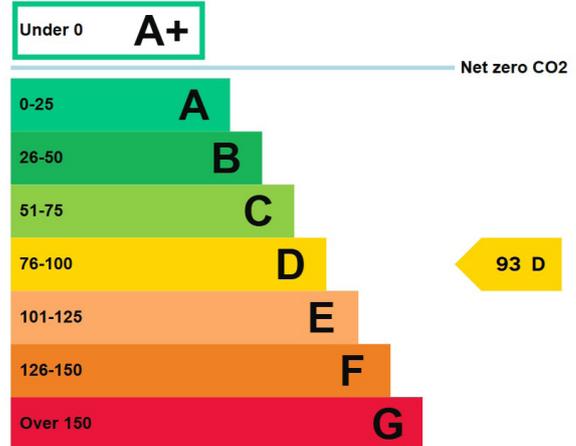
Rental Income

Ground floor Shop: £600pcm/£7,200 pax - vacant.
First floor flat: £900pcm/£10,800 pax - Let.

Conditions

Subject to Contract.

EPC Rating



Utilities

Mains services are available including 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. APRIL 2025.